



**GARRY
NASH**
& CO. EST 1981



22-24 Chisholm Street, Wangaratta VIC 3677

POWERFUL INVESTMENT

- * 1932m2 approx. prime CBD property with Ovens River outlook
- * Leased to Hagemeyer Asia Pacific Pty Ltd to 7 February 2023 (including Option)
- * Current 3 year term commenced 8 February 2017
- * Passing rent of \$36,656.52 (plus GST & outgoings)
- * Additional 156m2 approx. shedding at the rear with a secure yard
- * Redevelopment opportunity to maximise location & outlook (STCA)
- * No GST as being sold as a Going Concern
- * Terms 60/90 days with 10% deposit

Other
FOR SALE

621sqm



Mike Noble

0487 222 006
sales@garrynash.com.au

Garry Nash

0418 573 089
sales@garrynash.com.au