



39-49 Myrtle Street, Myrtleford VIC 3737

PROMINENT FREESTANDING HARDWARE STORE WITHIN VIBRANT REGIONAL CENTRE

- * 8.76% return on the current income of \$313,089 p.a. net*
- * Prominent freestanding Dahlsens Mitre 10 hardware store positioned within the vibrant regional centre of Myrtleford.
- * Long-established, strong trading store
- * Highly exposed landholding of 4,560m²* with a frontage of 97m to Myrtle Street
- * Purpose built facility of 4,089m²*
- * Secure 15-year lease expiring 2025 plus Options

*Approx.

Michael Gross 0419 355

Industrial
FOR SALE

4089sqm



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