



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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