



60 Reid Street, Wangaratta VIC 3677

BRAND NEW 5 YEAR LEASE TO VICTORIAN GOVERNMENT

- Government Net Lease, Inc Land Tax
- \$4.5M+ Total Refurbishment 2021
- Substantial Taxation Depreciation

Retail
FOR SALE

- * Secure Five (5) year Government Net lease to 31 January 2026 plus options through to 31 January 2036.
- * Fixed 3% annual rent increases with reviews to market on exercise of options.
- * Investor preferred Net lease terms with Government paying all usual outgoings including Land Tax.
- * Prime, central position in the heart of Reid Street.
- * 814m2 Commercial 1 Zoned site.
- * Important 5 on-site car parks.
- * Prominent 1,262m2, tw



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