



**14c Hotham Street, Traralgon**



### RETAIL/OFFICE FREEHOLD - HIGHWAY PROMINENCE

- \* Low end entry priced Commercial Freehold
- \* Princes Highway Prominence - cannot be built out
- \* SUBSTANTIALLY UNDERLET - current rent under marker value (\$12,500pa at 10/18)
- \* Strong 5x5x5 lease - Market review in 2021 will create a much more satisfactory yield
- \* Prominent corner location & with potential to increase the Building Envelope

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	SOLD for \$309,000
<b>Property Type</b>	commercial
<b>Property ID</b>	1771
<b>Land Area</b>	180 m2
<b>Office Area</b>	106 m2

#### Agent Details

Ted Addison - 0427 512 378

#### Office Details

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