



**12 Breed St, Traralgon**

### SAME BUSINESS TENANT SINCE 2006

- \* Strong business with strong clientele on busy prominent thoroughfare
- \* Subway, Target Country and KFC near neighbours
- \* Renewed lease (2x2) in November 2018 - Rent \$15,955 pa + Outgoings
- \* Excellent maintenance free freehold of approximately 80m2
- \* Very popular location with no vacant properties around

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>	\$265,800
<b>Property Type</b>	commercial
<b>Property ID</b>	1889

#### Agent Details

Ted Addison - 0427 512 378

#### Office Details

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