



**62-64 Hotham Street, Traralgon**



**3 LITTLE BIRDS + 12 STORAGE UNITS + 8 CAR-PARKS**

- \* Building area approx 300m<sup>2</sup> of retail/hospitality space; land area approx 750m<sup>2</sup> with storage sheds & car-parking at rear
- \* Total nett income financial year 18/19 \$105,155 - with potential to increase storage shed income
- \* "Three Little Birds Cafe" renowned coffee house/cafe - 10 year lease began 8/2015 plus 3 options of 5 years each
- \* Substantial improvements to the property by the tenant
- \* Fabulous location - Awesome business tenancy

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.

750 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	2007
<b>Land Area</b>	750 m <sup>2</sup>

**Agent Details**

Ted Addison - 0427 512 378

**Office Details**

Traralgon  
 61 Hotham Street Traralgon VIC 3844  
 Australia  
 0351747111

