



**5 & 7 Short Street, Traralgon**



### PIGEON PAIR - ONLY 10 YEARS OLD

- \* Solidly constructed & maintenance free, both of these factory/showrooms are located on the fringe of Traralgon's CBD; yet easily accessible by heavy vehicles
- \* Floor area of 336m<sup>2</sup> each PLUS an extensive mezzanine floor still allowing for high clearance vehicles &/or storage
- \* Rear vehicular access too via Collins St
- \* On-site car-parking or outdoor display area
- \* Both properties securely leased & returning a total of \$45,256 plus GST & outgoings
- \* We highly recommend

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 \$692,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	2415

### Agent Details

Ted Addison - 0427 512 378

### Office Details

Traralgon  
61 Hotham Street Traralgon VIC 3844  
Australia  
0351747111

