



## Strategic Freehold For Sale

Retail

561-563 Cape Otway Road, Moriac, Vic 3240

**Floor Area:** 250 m<sup>2</sup>

**Land Area:** 1736.00 m<sup>2</sup> (approx)

**For Sale**

**\$2,100,000 plus S.A.V**

**For Sale**

### Property Description

Hayden Real Estate is privileged to offer this iconic freehold and business to the market to allow any enterprising party to enjoy the imminent growth in this strategic Surf Coast location.

The Moriac General Store is an institution with loyal and growing local support plus consistent passing trade, at the intersection of Cape Otway Road and Henty Main Road, Moriac

The premises with its Old School identity boasts the highly regarded General Store with its steady reoccurring income stream through the Australia Post and Newsagency contracts, plus Cafe and 11:00pm liquor licence.

Moriac has recently benefited as a result of its expanding residential area and offer a solid community culture including close by Primary school, Kindergarten, C.F.A and exceptionally strong sporting club affiliations.

This is an opportunity not to be missed by an enterprising business person. Business freeholds seldom come to market in the area.

# HAYDEN

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