



High Yielding Commercial Investment - 5.6% Net

Sold

Contact Agent

Sold: Fri 20-May-22

Offices • Other

7 Princes Highway, Traralgon, Vic 3844

Floor Area:

1,000 m²



Property Description

- High quality commercial investment with dual income from long standing tenants
- Combined annual rent \$182,272.73 + GST + Outgoings
- High profile corner location on Princes Highway, surrounded by national brands and the Department of Human Services Call Centre
- First Floor - Leased to national legal firm, Maurice Blackburn until August 2025
- Ground Floor - Leased to a local restaurant for over 25 years, renewed 5 year lease until April 2027
- Lettable area of 1,000m2* over 2 floors; including lift access
- Activity Centre Zone (ACZ): Latrobe Planning Scheme
- Potential 50% stamp duty discount, see www.sro.vic.gov.au

*(approx.)

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

7 Princes Highway, Traralgon, Vic 3844



Ben Wilson
0412525542

Wilson Property RCI - Traralgon
25 Hotham Street, Traralgon Vic
3844