

**104 Barrack Street, Merredin, WA 6415**

**Other For Sale**

Wednesday, 22 May 2024

104 Barrack Street, Merredin, WA 6415

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Other**



Will Morris

0448415537

**\$350,000**

Nutrien Harcourts WA are pleased to present to the market 104 Barrack Street Merredin - an investment opportunity not to be missed. Located in the Merredin CBD close to other main street shops - Newsagency, BWS, IGA, Chemist and Telstra building. Town Centre zoned Commercial property built across two adjoining freehold land titles. Total land area 1,903 square metres with 27.4 metres frontage to the main street. Rear laneway access to yard space. • Fully tenanted property with three individual shop fronts. • Approximately 1,560 square metres of building floor area. • Current rental return is approximately ten percent nett. • Shire Rates for 2023 were \$6,883.20 • For Sale by Private Treaty \$350,000 + GST. Contact exclusive selling agent Nutrien Harcourts WA - phone Will Morris 0448 415 537 for further details.