

200 - 206 Eleventh Street, Mildura, Vic 3500

Sold House

Friday, 6 October 2023

200 - 206 Eleventh Street, Mildura, Vic 3500

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1213 m2

Type: House



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\$520,000

Enter your way into the real estate game with this very nice slice of Mildura History. Offering 2 titles, totalling 1213 sq metres and located on the corner of Eleventh Street and Magnolia Avenue, the visibility and exposure of these shopfronts are some of the busiest in Mildura. Number 206 Eleventh Street, comprising 519 sqm is the beautiful old building built circa 1916 originally used as a war time grocer and then more recently as the Cartledges General Store & Eleventh Street Yoga Studio. The original facade and beautiful Murray Pine floors and walls are a throwback to yesteryear, this building more recently used as a 2 bedroom home, with kitchen, laundry and bathroom, it still lends itself to a commercial purpose with the large open space at the front of the premises. With a large yard, big shed and access via Magnolia Avenue, this property has a rental return of \$300-\$330 per week. Number 200 Eleventh Street, land size of 694 sqm offers three individual commercial/retail premises, totalling 160 square metres, with one beautifully fitted out hair salon currently on a lease. With kitchenettes, bathroom, toilets, an undercover carpark at the rear, secure gates and rear lance access to all 3 shops. With consistently low vacancy rates over the past 20 years and with potential returns of 8-9%, this once in a blue moon commercial property is one to grab. To be sold together, to inspect these properties, reach out today.