

851-853 Howitt Street, Wendouree, Vic 3355



Residential Land For Sale

Monday, 13 May 2024

851-853 Howitt Street, Wendouree, Vic 3355

Area: 1993 m2

Type: Residential Land



Damian Larkin
0417088755

\$2,000,000 - \$2,200,000

Welcome to your next investment opportunity nestled in the heart of Ballarat. Positioned on a spacious corner allotment, this commercial gem boasts unparalleled convenience with close proximity to the Western Freeway, serene Lake Wendouree, and the bustling hub of Ballarat Central. Location: Strategically situated for maximum exposure and accessibility, making it an ideal spot for businesses seeking visibility and convenience. Scenic Surroundings: Enjoy the picturesque beauty of Lake Wendouree just a stone's throw away, offering a tranquil retreat amidst the urban landscape. Long-Term Tenant: Currently leased to a reliable long-term tenant, ensuring steady returns on your investment from day one. Development Potential: With the flexibility to subdivide or develop subject to council approval (STCA), this property offers endless possibilities for expansion and growth. Whether you're an astute investor looking to add to your portfolio or a savvy entrepreneur seeking the perfect location for your business venture, this property ticks all the boxes. Don't miss out on this rare opportunity to secure your foothold in Ballarat's thriving commercial landscape! Contact Damian Larkin on 0417 088 755 for more information.