

101 High Street, Woodend, Vic 3442

Raine&Horne.

House For Sale

Tuesday, 2 July 2024

101 High Street, Woodend, Vic 3442

Bedrooms: 1

Bathrooms: 1

Parkings: 3

Area: 704 m2

Type: House



Ken Grech
0418509710

AUCTION - Wednesday 31st July @ 12:00pm

For the first time in 50 years, this exceptional commercial property is available for sale. Located in the heart of the thriving Woodend township, this is a unique opportunity to own a piece of this tightly-held commercial district. The property is within walking distance to the Woodend train station and the town's iconic shops, which are long standing and respected businesses. Woodend is renowned as a great weekend tourist destination, attracting visitors year-round with its charming atmosphere and vibrant community. The Commercial district is known for its scarcity of available properties, underscoring the rarity and value of this offering. Currently operational as a successful Newsagency in excess of 70 years, this is an unparalleled opportunity to invest in one of Woodend's most sought-after locations. Whether you're looking to start a new venture or expand your existing portfolio, this property offers the perfect setting to thrive and a valuable addition to any property investment portfolio.

- Income: \$70,408.36 pa + GST + outgoings
- Long lease until 16th May 2028 with two further 5-year options
- Commercial 1 zoning
- Land Size: 704m² approximately
- Shop Size: 275m²
- Storage room/Garage: 78m²

Copy & paste the following link for the Information Memo - <https://vltre.co/OQrHMh> For further information contact Ken Grech - 0418 509 710*ID required upon inspection