



53 Belmore Street Yarrowonga VIC

Dixon Commercial Real Estate are pleased to offer for sale this superbly positioned commercial freehold opportunity, situated in the thriving regional hub of Yarrowonga.

The main street offering presents an opportunity for buyers to invest, occupy in the medium-term, or develop (STCA) comprising a short-term tenancy of approximately 216 square metres, situated on a strategic corner site of approximately 734 square metres.

The property is currently occupied by the ANZ Bank, who entered into a one (1) year lease, expiring in July 2023, with a one (1) year option - the ANZ Bank have occupied the building for over 40 years and have had a presence in Yarrowonga since 1880.

The rent is \$55,000 per annum plus GST (gross) with all outgoings payable by the Landlord.

Terms: 10% deposit, balance 60 days.

For more information or to arrange an inspection, please contact the agents below.

Building Size : 216 sqm
Land Size : 734 sqm
View : <https://www.dixoncre.au/sale/vic/north-eastern/yarrowonga/commercial/offices/7350848>



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