



Prime Commercial Freehold in Woodend Township



353sq
m



101 High Street, Woodend

\$1,200,000 - \$1,300,000

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

Property ID:	L27766887
Property Type:	Retail
Building / Floor Area:	353
Land Area:	704.0 sqm

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- Commercial 1 zoning
- Land Size: 704m² approximately
- Shop Size: 275m²
- Storage room/Garage: 78m²

Copy & paste the following link for the Information Memo – <https://ultre.co/OQrHMh>

*ID required upon inspection