



42 Edwardes Street Reservoir, VIC

## Strong Investment in Popular Edwardes Street Shopping Strip Versatile 90m2 Build

Love & Co is pleased to present for Sale 42a Edwardes Street, Reservoir

Key Highlights of the opportunity include:

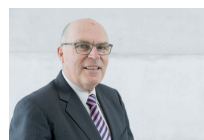
- \* A flexible and recently renovated single story Reservoir freehold tenanted by a high performing tenant
- \* Tenanted on a favourable 5 year lease, with 1 further term of 5 years option, providing secure income.
- \* Excellent rear access from laneway and council car park
- \* Well serviced by public transport, just 200m from Reservoir Train station
- \* Neighbouring strong local and established businesses including Sargents Cakes, My Chemist and Reservoir Newsagency.
- \* Boasting annual holding income of \$32,000 + GST

**Price:** \$680,000

**Council Rates:** \$0.00

**Water Rates:** \$0.00

**Strata Rates:** \$0.00



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