



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:

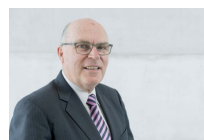
- * A flexible and recently renovated single story Reservoir freehold tenanted by a high performing tenant
- * Tenanted on a favourable 5 year lease, with 1 further term of 5 years option, providing secure income.
- * Excellent rear accesss from laneway and council car park
- * Well serviced by public 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



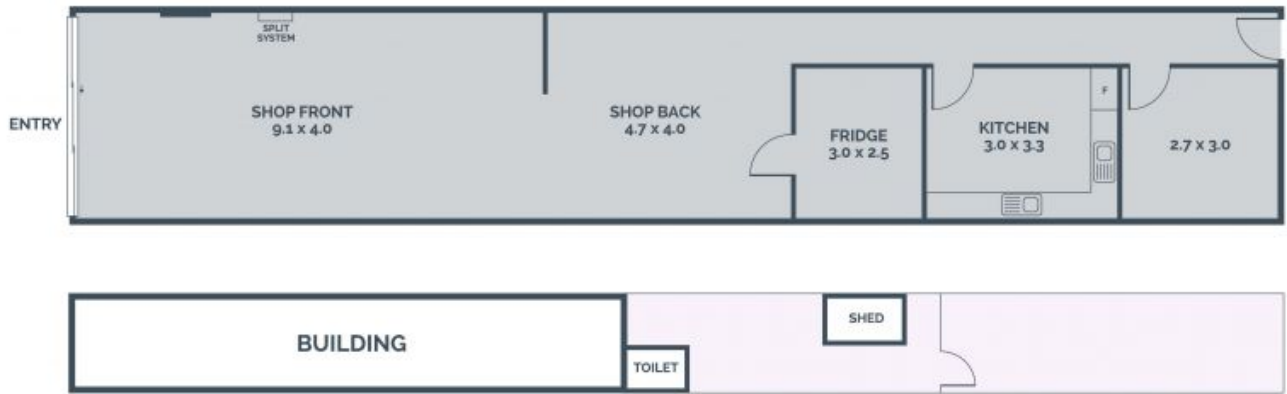
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