



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:

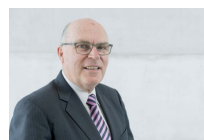
- \* A flexible and recently renovated single story Reservoir freehold tenanted by a high performing tenant
- \* Tenanted on a favourable 5 year lease, with 1 further term of 5 years option, providing secure income.
- \* Excellent rear accesss from laneway and council car park
- \* Well serviced by public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



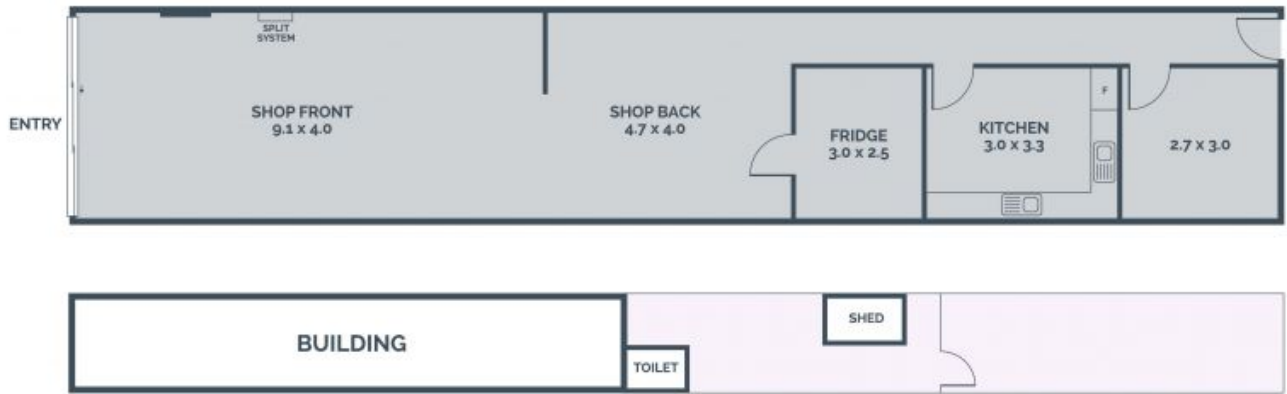
**Graham Love**

0418 534 450  
graham.l@lovere.com.au



**Branko Agatanovic**

0448 035 565  
branko.a@lovere.com.au



Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.