



12 Hay Street Euroa, VIC

## Storage Business And Freehold FOR SALE ? 11.6% ROI

This exceptional landholding provides excellent access to the Hume Freeway and is strategically placed in a fast-growing regional town. Located at 12 Hay Street, Euroa this 1,618m<sup>2</sup> (approx.) commercial site is currently used as a large storage facility in the form of shipping containers. The rectangular allotment (40.2 X 40.2m<sup>2</sup> approx.) is securely placed and offers outstanding future potential for the commercial buyer with visionary ideas. Investment highlights include a strong annual rental return of approximately \$91,000. For now, this outstanding landholding provides an immediate operational advantage for prospective occupants seeking to leverage on the site's capabilities.

### Key Property Highlights:

- \* 100% occupancy with low tenant turnover
- \* Annual rental return of \$91,000 (approx.)

**Price:** \$795,000



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