



143B Great Ocean Road ANGLESEA, VIC

## Ride the Wave of Prosperity!

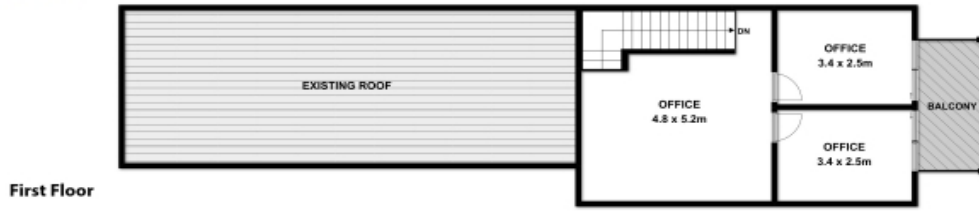
There are very few investment opportunities in Anglesea that will give you such a positive rental yield and return like this one. The building situated right across the road from Anglesea main beach is in a prime and highly sought after location. The property is in excellent condition with further scope to enhance or extend the upper level to create more working space. With rear lane access, the upper level of the building could have its own entrance and operate independently from the existing office set up. Currently occupied by successful business 'Go Ride A Wave' with a secure lease in place for 3 years. The rental yield is approx. 5.0%. Securing this position in Anglesea will deliver an abundance of lucrative options in the future. A genuine 'Win Win' scenario for a commercially minded purchaser in an incredibly optimistic real estate market.

**Price:** \$780,000-\$850,000

**Nicole Spiteri**

**Ben Jackson**

0437 380 706



**First Floor**



**Ground Floor**

Whilst [burm.com.au](http://www.burm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

