



4D Hardy Street Apollo Bay, VIC

HIGH EXPOSURE POSITION

Outstanding freehold in the iconic Apollo Bay precinct, tenanted by a well established hair salon with devoted clientele.

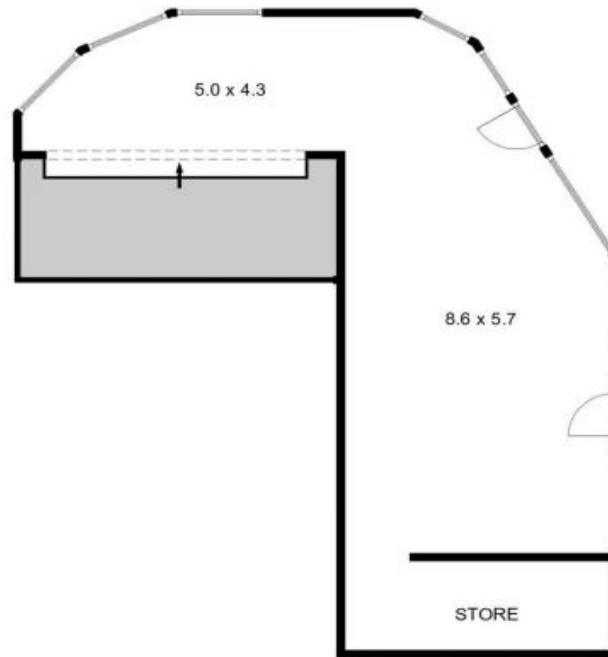
Surrounded by high profile business; supermarket national and desirable lease: 3 years (started 1/1/2023 with a 3 x 3 option) annual CPI increases, currently returning \$27,500 plus GST.

Property includes 80m2 (approx.) let space, rear carparking. This is a great opportunity to invest in the growing Apollo Bay commercial market with a high exposure!

Price: \$550,000 to \$575,000 excluding GST

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DISCLAIMER: PLEASE NOTE PLANS ARE INDICATIVE ONLY AND NOT DRAWN TO EXACT SCALE. ALL DIMENSIONS ARE APPROXIMATE.
POTENTIAL BUYERS SHOULD VIEW THE PROPERTY IN PERSON.