



**Birregurra, VIC,**  
58 Main Street

**0** BED **0** BATH **0** CAR

### COMMERCIAL OPPORTUNITIES

Here we have for sale 3 separate commercial titles consisting of:

LOT 1 – A retail shop front running currently as an antique business, sitting on approx. 500 sqm of land. Lot 1 is facing the main street which attracts business through the township.

\$420,000 inclusive of GST

LOT 2 – This building was previously a town bakery manufacturing plant, and lends itself today as a large empty factory sitting on 520 sqm approx. with good access via double roller doors. Awaiting someone to continue a new business.

\$295,000 inclusive of GST

LOT 3 – This parcel of land is 670 sqm and lends itself to allow a commercial business or car parking for the front shop.

\$170,000 inclusive of GST

In summary, you can purchase all 3 lots totalling \$875,000 inclusive of GST, or if you like purchase any of the 3 lots separately.

Please feel free to call for any further details.

**\$875,000 as a whole**

**Contact:** Peter Boyce  
0419 582 448

**Type:** Retail

**Land:** 1691m2

**<https://www.greatoceanroadrealestate.com.au>**