



37 Vermont St, Barooga



## Outstanding Freehold Investment Opportunity

37-43 Vermont Street, Barooga

- Substantial 1,994sqm\* corner site with ample car spaces & rear access
- Three shops + residence + vacant block
- Four titles
- High profile location
- Combined rental income of \$58,824\* per annum

Located in the popular Murray River tourist town of Barooga, this excellent development presents a unique opportunity to add a quality investment to your portfolio.

Four titles, comprising three brick-rendered low maintenance buildings plus residence plus vacant building site. High profile corner site fronting the main road with ample off-street parking and excellent exposure to passing traffic. Secure, long term tenants and a combined rental income of \$58,824\* per annum.

Now is your chance to secure this excellent investment property.

\* denotes approx.



<b>Price</b>	PRICE ON APPLICATION
<b>Property Type</b>	commercial
<b>Property ID</b>	2768
<b>Land Area</b>	1,994 m2
<b>Office Area</b>	780 m2

### Agent Details

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### Office Details

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