



45-55 Vermont Street, Barooga



Rare Commercial Investment Opportunity – Prime Barooga Position

An opportunity like this rarely comes to market, offering approximately 3,100m² of prime commercial land in the heart of thriving Barooga with excellent main road exposure, strong passing traffic and a combination of established tenants and future development potential.

The property currently comprises three separate commercial tenancies, including a pharmacy, gym and Chinese restaurant, providing a diverse mix of established businesses and a combined rental return of approximately \$51,000 per annum.

Adding further appeal is the adjoining vacant block, providing valuable scope for future development, expansion or an additional commercial use (STCA). With the existing improvements already generating a solid rental income, there is also potential to improve the overall return over time.

Positioned on a prominent main road within a growing and well-established regional township, the property benefits from excellent visibility and accessibility, while Barooga's strong local economy and popular lifestyle appeal continue to attract residents, businesses and visitors.

Whether you're looking to secure an established commercial investment, add to your existing property portfolio or explore future development

3,100m²

Price	\$1,500,000
Property Type	Commercial
Property ID	5412
Land Area	3,100 m ²
Office Area	650 m ²

Agent Details

Andrew Jenkins - 0428 570 717
Jake Jenkins - 0428 217 898

Office Details

Cobram
33 High Street Cobram VIC 3644
Australia
03 5871 1025



opportunities, this is a rare opportunity to acquire a substantial commercial holding in one of the region's thriving townships.

Opportunities offering this combination of landholding, established income and future potential are rarely available in Barooga.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.