



#### 434 - 436 Hargreaves Street Bendigo VIC

They might look like an odd couple, but these neighbouring commercial properties offer an ideal investment to get maximum exposure for your business. When looking for commercial property, location and parking are high on the list and these two emphatically tick those boxes.

Positioned in a tightly held strip of high profile real estate on the edge of the Bendigo CBD, the separately titled properties are offered as a whole.

Both are zoned Commercial 1 Zone (C1Z) with plenty of passing foot and vehicle traffic and the added bonus of onsite parking for twelve cars.

434 Hargreaves Street (approx. 253m<sup>2</sup>) is an older style home circa 1950's featuring large reception area, 3 office spaces, laundry and bathroom and number 436 Hargreaves Street (approx. 509 m<sup>2</sup>) is a weatherboard Federation style comprising 5 large office spaces, waiting

**Price** : \$ 605,000  
**Building Size** : 509 sqm  
**Land Size** : 707 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/bendigo/commercial/offices/5767428>



**Kaye Lazenby**  
**(03) 5440 5000**

STORE  
0.8 x 2.5m

