



**424/424A Hargreaves Street Bendigo VIC**

- ? FIRST CLASS PRESENTATION
- ? CENTRALLY LOCATED
- ? EXCEPTIONAL INVESTMENT OPPORTUNITY
- ? PREMIUM TENANT IN PLACE

**Price** : \$2,400,000  
**Building Size** : 515 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/bendigo/commercial/offices/7788764>

**Key Features Include;**

- 515 sqm of functional office space + 8 car spaces
- Zoned: Commercial 1.
- Two Titles
- Lease Terms: 3 years Commencing 01/07/2021 with 2 further 2 year terms (Two separate leases)
- Fixed 2% Increases Annually and Market Review at new term
- Current Combined Rent: \$116,443.44pa plus GST and Outgoings



**Matt Bowles**  
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