



## 2-6 Festini Way Long Gully VIC

Introducing an exceptional investment opportunity now available in the commercial market.

Highlighted features of this offering comprise:

- ? Tenant secured with a 3-year lease starting from 01/06/2023, with an additional 3-year option.
- ? Present rental income stands at \$67,658.73 per annum, plus GST and outgoings.
- ? A highly functional 305-square-meter factory space accompanied by a mezzanine level and an additional 102-square-meter annex.
- ? The property sits on a fully fenced allotment sprawling across 3,689 square meters.
- ? Exceptionally well-maintained premises ensuring longevity and value.
- ? Spacious air-conditioned offices covering an expansive

**Price** : \$1,400,000  
**Building Size** : 475 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/long-gully/commercial/industrial/7918830>



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