



81-83 Nunn St, Benalla



## 81-83 NUNN STREET

- PERIOD FACADE, MODERN INTERIOR, GOOD CBD LOCATION.
- SUIT PROFESSIONALS, WORK AND LIVE ON SITE.
- 5 SEPARATE OFFICES OF APPROX 80 M2 OVER TWO LEVELS, 40+ DATA POINTS T/OUT.
- POTENTIAL FOR DUAL TENANCIES, 2 FRONT DOORS, REV CYCLE AIR CONDITIONING.
- RECEPTION, NEW ALL ELECTRIC KITCHEN, 1 KITCHENETTE, BATH ROOM, 2 TOILETS.
- ON SITE PARKING FOR APPROX 6 VEHICLES, DIRECT ACCESS TO DENNY ST CAR PARK.
- 2 YEAR LEASE STARTS 12.10.20, GROSS INCOME \$23,400.00

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or the agent. Interested parties should contact the nominated person for full and current details.

*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.*

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Price	\$ 485,000
Property Type	commercial
Property ID	997
Land Area	395 m2
Office Area	109 m2

### Agent Details

David MacKinnon - 0410556531

### Office Details

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**BRR** Benalla Residential Rural  
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