



### 11-13 Majorca Road Maryborough VIC

This commercial property features a reliable long-term tenant, an exceptional investment opportunity awaits. This unique offering combines business premises and residential home, generating a consistent rental income of \$490 per week, with annual increases based on CPI and an existing lease, extending for an additional 4 x 3 years. Rates and water paid by renter.

Nestled on an 832 m<sup>2</sup> corner allotment, the property boasts ample land space for future possibilities. The weatherboard home includes three bedrooms and a study, perfectly integrated with the adjacent retail premises. Currently operating as a successful takeaway shop with a dedicated long-term tenant for shop and house combined.

While the residential home might not be a showpiece,

**Price** : \$470,000 - \$495,000  
**Building Size** : 250 sqm  
**Land Size** : 832 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/maryborough/commercial/other/7811007>



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Maryborough

