



### 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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**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

Maryborough

