



Mildura Vic - Commercial / Residential Opportunity - \$2.4M - 35% Contracoin



Agent Info

Name: Global Property
International
Country: Australia
City: Gold Coast

Listing details

Description:

Mildura Vic - Commercial / Residential Opportunity - \$2.4M - 35% Contracoin

A new way to work, live or invest with this exceptional state of the art commercial property situated in the heartland of the Mildura CBD precinct.

Offering unrivalled business and flexibility, this multipurpose premises consists of ground floor, currently owner occupied by local boxing personal training gym / studio (conditions apply), with rear lane access and a total floor area of 474m². This dream space opens itself to office suites, large open plan business hub and much more or simply bring your fitness-based business here and thrive.

Level one offers spacious area of 124m², formally used for personal training and Pilates studio. This area could be an upstairs boardroom, directors' office, or ultimate breakout zone, -or could easily bring and additional area to lease out and increase your return on investment.

This golden inner-city gem just gets better with a brilliant two-bedroom two-ensuite bathroom townhouse of 189m². With open plan living opening to a gorgeous courtyard garden, makes this a dream place to nest whilst you collect the rental income or further advance this cash cow and make a first-class inner-city AIRBNB or private rental.

Onsite undercover car parking and an abundance of street parking and car parking facility within close proximity. Security coded with tag access, 15 kw of solar power, makes this well and truly the ultimate workplace destination for your business and is the epitome of mixed-use flexibility.

This outstanding Commercial / residential opportunity is priced at \$2.4M - \$1,560,000 Cash + \$840,000 Contracoin (35%)



Seller will guarantee a lease back at \$10,000 per month for the both the commercial and residential areas for the first twelve months to give the buyer plenty of time to lease out the property.

Common

Property for:	Sale
Price:	\$ AUD 2,400,000
Bedrooms:	2
Bathrooms:	2
Number of Floors:	2
Built:	2021
Garage:	No

Location

Country:	Australia
State/Region/Province:	Victoria
City:	Mildura
Address:	Address available on request
ZIP code:	3500
Reference Number:	RF115615

