

22 Emily Street, Seymour, Vic 3660



Sold House

Tuesday, 7 January 2025

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Bedrooms: 1

Bathrooms: 1

Type: House

Contact agent

Welcome to an exceptional commercial property opportunity at 22 Emily Street, Seymour. This versatile office and retail space is strategically located on high ground just off the Hume Freeway and Goulburn Valley Highway. It provides superb positioning and high visibility as it sits on one of Seymour's busiest thoroughfares. The property, set on approximately 2704m² of land, is designed to meet a diverse range of commercial needs for established companies or small businesses. Fully occupied, the current tenants include Seymour Industrial Supplies, Mayfair Drapes, and Nexus Primary Health. These long-standing local businesses enjoy various leases and options, ensuring continuity for the new owner. Property Features: • An annual income of \$115,000 + GST • Land Size: Approximately 2704m² • Ground Floor Footprint: Approximately 1,100m² • First Floor Footprint: Approximately 306m² • Zoning: Commercial Zone 2 • 28 Car parks

Commercial property is a wise investment, offering stability and growth potential. This property presents an excellent opportunity for investors to diversify their portfolio with a solid, income-generating asset. Furthermore, you can invest confidently, knowing that this property has been built and maintained to the highest standards, ensuring a wise and enduring investment. Don't miss out on this rare commercial opportunity in Seymour! For more information or to schedule a viewing, please get in touch.