



## 40 Victoria Street, Macedon

### PREMIER FREESTANDING MACEDON INVESTMENT

NSL Property Group is pleased to present 40 Victoria Street Macedon For Sale.

This 'tree scape' investment provides a fully fitted commercial restaurant, bar and function centre located at the foothills of the Macedon Ranges in an ever growing regional township.

It is positioned in an established and tightly held commercial precinct only minutes from freeway access into the neighbouring townships of Woodend and Gisborne.

The recent 'tree-change' shift and domestic tourism boom makes this an offering we strongly recommend for your portfolio.

Key Features include:

- New Five (5) Year Lease commencing 1<sup>st</sup> July 2020
  - Three (3) Further terms of 5 years
  - Passing rent of \$50,000 pa plus outgoings and GST
  - 3% Annual increases
  - Proven operator trading as The Macedon Lounge
- Total land area: 835 sqm\*
- Prominent corner location and freehold
- Liquor Licence
- Flexible Commercial 1 Zoning
- Fully fitted commercial kitchen and function centre
- Almost 60 metre\* frontage to Victoria Street and Bruce Street
- Securely leased investment in a rapidly growing regional township
- Future Development Potential (STCA)

📏 835 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	27
<b>Land Area</b>	835 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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0413 750 744



For further information on this property or your commercial asset needs, contact NSL Property Group: