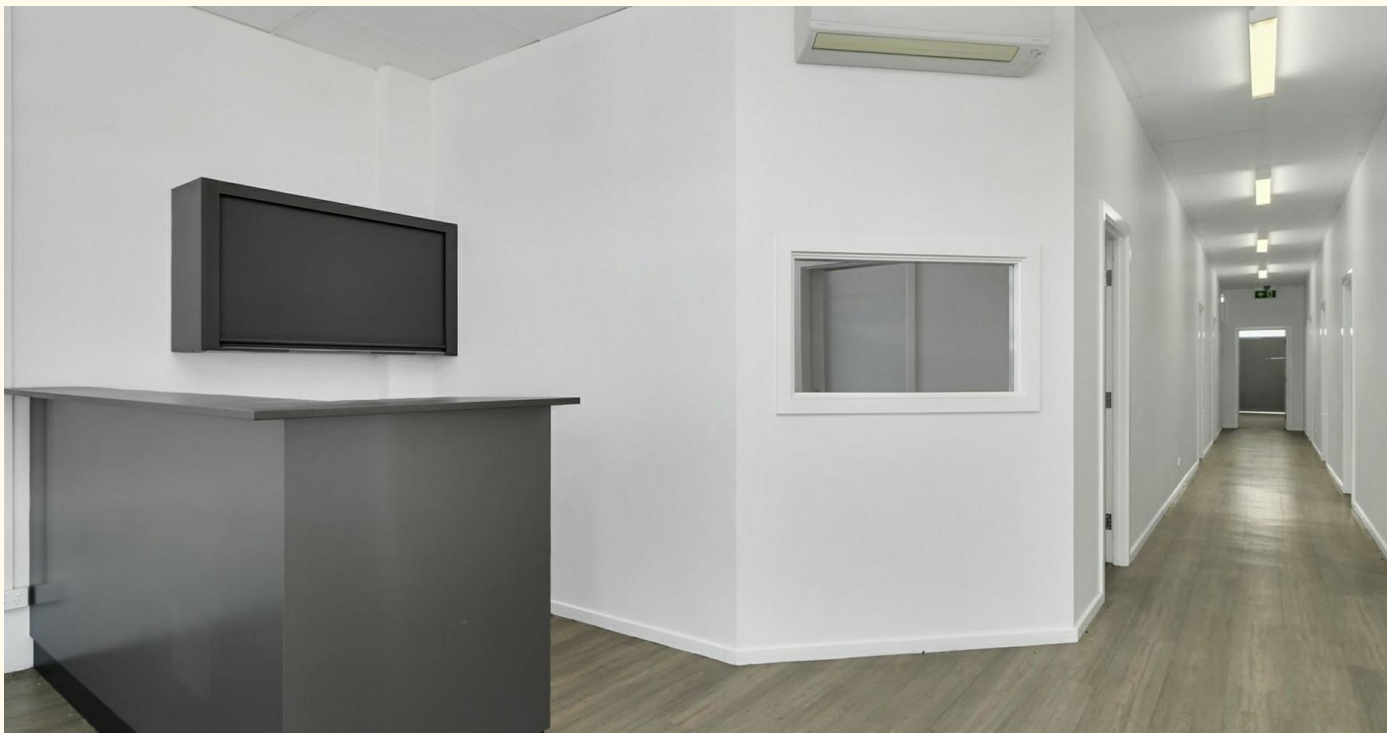


27 Service Street, Bairnsdale

## FANTASTIC CBD OFFICE LOCATION

located in busy Service Street close to Main Street and 7 day week trading, this space offers good sized rooms for use as consulting rooms or offices, including larger meeting rooms & lunch room facilities at rear of building.

Heating and cooling throughout and solar power systems in place to help with electricity costs

Excellent exposure with consistent pedestrian traffic, additional rear pedestrian access via Campbell's Arcade Zoned Commercial 1 (C1Z)

Floor size 233m2

Rental incentive for the right tenant available.

### FOR LEASE

\$52,000 pa + GST + Outgoings

\$7,250.00 pa

### AGENTS

Gaye Holmes

0447 640 209

[gholmes@ljhookerbairnsdale.com.au](mailto:gholmes@ljhookerbairnsdale.com.au)

### AGENCY

LJ Hooker Bairnsdale

(03) 5152 4172

## MORE DETAILS

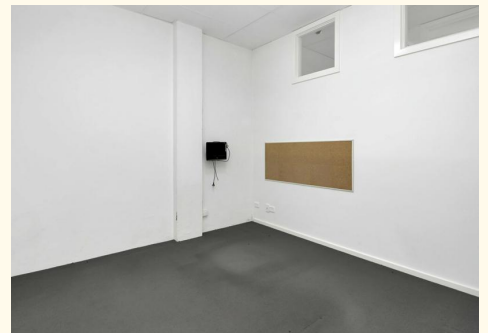
Property ID 192AFBF  
Property Type Offices

**Gaye Holmes 0447 640 209**

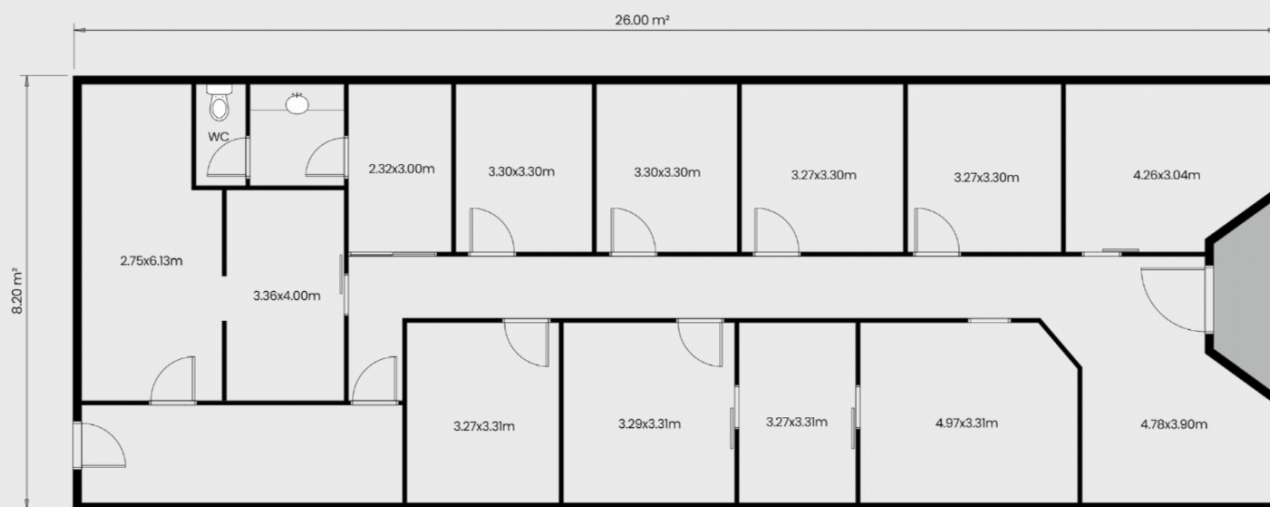
Director/Commercial Leasing Manager |  
gholmes@ljhookerbairnsdale.com.au

**LJ Hooker Bairnsdale (03) 5152 4172**

195 Main Street, BAIRNSDALE VIC 3875  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

**27 Service Street, Bairnsdale**