

107 High Street, Broadford

Broadford Icon: Circa 1860 | Blue-Chip Commercial Investment

This is a rare opportunity to secure one of Broadford's most iconic and historic buildings, originally constructed circa 1860 as a doctor's residence and bush hospital. Today, the property is home to a thriving veterinary clinic, offering a strong and secure investment with a recently commenced current 5-year lease in place and two further 5-year options, returning \$71,177 per annum plus GST.

Rich in character and beautifully maintained, the building showcases stunning period features including pressed metal ceilings with 12-foot height, five original open fireplaces (not in use), polished timber floorboards in selected rooms, and solid handmade brick construction. Thoughtfully updated for modern use, the property includes gas ducted heating, seven split system units for heating and cooling, and a dedicated staff/lunch room.

Recent improvements include extensions and additional rooms completed in 2024, while the slate roof was fully redone in 2021, ensuring long-term peace of mind.

Positioned right in the heart of Broadford's main business centre on 1,012 sqm zoned Commercial, this high-profile location offers excellent exposure and future flexibility, making it an outstanding

FOR SALE

Please Call

BUILDING AREA

247sqm

AGENTS

Gavin Henderson
0408 359 764
ghenderson.broadford@ljhooker.com.au

Sally Long
0477 437 281
sally.long@ljhooker.com.au

AGENCY

LJ Hooker Broadford | Kilmore
(03) 5784 2558

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



addition to any investment portfolio.

A true blend of old-world charm and modern convenience, with secure tenants already in place, this is a standout opportunity with long-term potential.

For further details, contact Gavin today on 0408 359 764.

MORE DETAILS

Property ID	7XBHJS
Property Type	Medical/Consulting Retail
Building Area	247.4 m2
Land Area	1012 m2

Gavin Henderson 0408 359 764

Principal | ghenderson.broadford@ljhooker.com.au

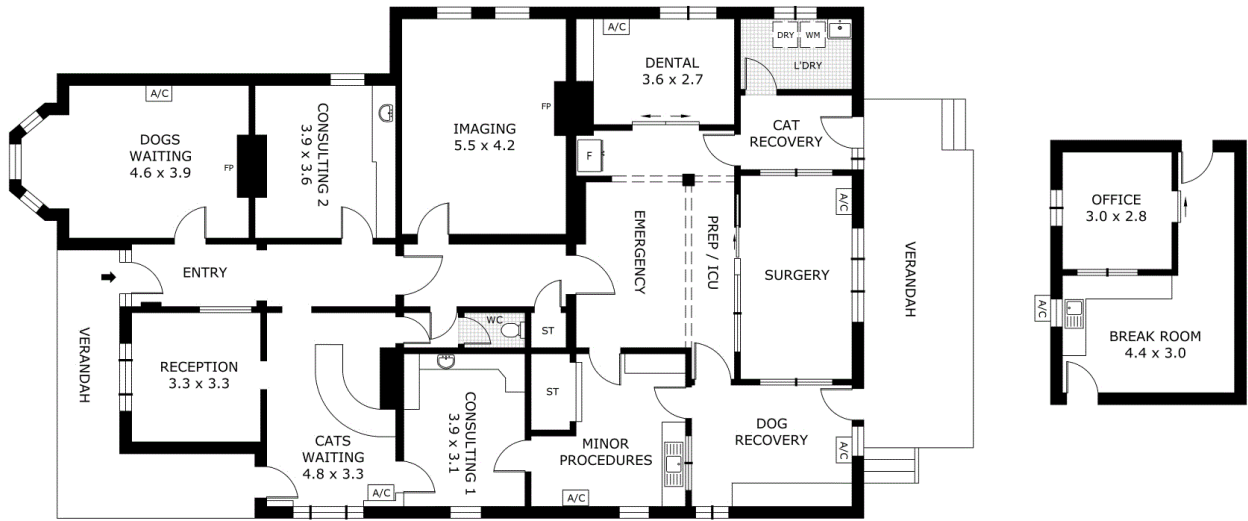
Sally Long 0477 437 281

Licensed Real Estate Agent | sally.long@ljhooker.com.au

LJ Hooker Broadford | Kilmore (03) 5784 2558

1629 Broadford Wandong Road, BROADFORD VIC 3658
broadford.ljhooker.com.au | broadford@ljhooker.com.au





Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Building	- 247.4 m ²
Verandah	- 40.5 m ²
Total	- 287.9 m ²



107 High Street, Broadford



All information contained therein is gathered from relevant third parties sources.
 We cannot guarantee or give any warranty about the information provided.
 Interested parties must rely solely on their own enquiries.

