



1/5 McKenzie Place, Yarrawonga

Showroom/ Warehouse - Stuart Highway Exposure

Yarrawonga Village is located on the northern side of the Stuart Highway in Yarrawonga and conveniently positioned opposite the Gateway Shopping Centre. Easy access via a slip lane when heading outbound on the Stuart Highway as well as in an out access in both directions from Tulagi Road adjacent to Bunnings Palmerston. Only one radial kilometre north of the Palmerston CBD and offers excellent exposure to the vehicles on the Stuart Highway.

Yarrawonga Village is a modern showroom and warehouse complex, it features a generous amount of car parking at the front and efficient loading corridors. This complex makes good use of the exposure to the highway with all tenancies are visible from the Stuart Highway.

Shop 1 includes 176 square metres of air conditioned showroom plus 100 square metres of warehouse, a total gross floor area of 276 square metres. The Showroom is open plan and is serviced with electricity and data outlets. The warehouse is accessed by a container height electric roller door, it includes a unisex disabled toilet and shower and a kitchenette.

This tenancy will suit a range of businesses, it is highly functional and affordable.

FOR LEASE

\$55,000 p.a. + GST + Outs

BUILDING AREA

276sqm

AGENTS

Lee Doyle
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Ryan Doyle
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AGENCY

North NT
(08) 8924 0977

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.

 **LJ Hooker Commercial**

For more information please contact Lee Doyle 0403 348 2... or Ryan Doyle 0405 192 3....

MORE DETAILS

Property ID	WEDGWU
Property Type	Showrooms/Bulky Goods Offices
Building Area	276 m2
Outgoings	\$10,139.00

Lee Doyle 0403 348 243

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