



### 45 Ford Street Beechworth VIC

Centrally located and surrounded by popular established retail and hospitality businesses, this commercially zoned low maintenance freehold offers a rare opportunity to secure an investment or owner operator property in the heart of popular Beechworth.

This shop currently comprises of the main retail display area, a central storage room and an additional storage area with a toilet and basin. The total internal under roof area is approx. 80sqm, total land is approx. 100sqm.

Private off-street parking and delivery is available from Phillips Lane.

A great and rare opportunity for savvy buyers.

The current tenant is expected to vacate at the end of

**Building Size** : 80 sqm  
**View** : <https://www.indigorealestate.com.au/sale/vic/north-eastern/beechworth/commercial/retail/5670182>



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