



10 Patrick St, Ulverstone



## MIDTOWN COMMERCIAL OPPORTUNITY - STEEPED IN HISTORY

(Business NOT for sale)

Built in the 1920's as the Local Masonic Lodge, this building offers plenty of possibilities.

The front section, added around the 1970's, is ideal for retail or office space and currently is utilised as a framing shop on a month to month lease. It has a kitchenette, three toilet restroom and storage, along with front and side entry.

The original building at the rear, which is fully connected to the front, is the former 'Lodge' with amazing timber floors and ceilings, fireplaces and stage. It has a modern mobility WC and separate side entrance.

It is currently utilised by casual local community groups such as yoga and modelling classes.

Situated just a 4-minute walk to Ulverstone's main shopping and cafe thoroughfare, Reibey St, and 2-minute walk to the Leven River entertainment and activity precinct, this is an ideally located free-hold commercial opportunity.

394 m2

<b>Price</b>	From \$595,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	116
<b>Land Area</b>	394 m2
<b>Office Area</b>	284 m2

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515



Don't hesitate to contact us for further information or to arrange your personal inspection.

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