

Just Listed

50 Barrack St, Merredin

Merredin Flowers & Gifts



## Set-and-Forget Investment in the Heart of Merredin

Positioned on Merredin's main street, this well-presented commercial premises is currently leased as a flower and gift shop, offering both charm and practicality. With excellent exposure and consistent foot traffic, it's an ideal investment for those seeking long-term security.

Step inside to a bright and welcoming front showroom, enhanced by two large display windows — perfect for eye-catching product displays. To the rear, a versatile storage room doubles as an office, complete with shelving, kitchenette, and roller door access.

The property also offers convenient lane way access to the rear yard, ideal for delivery vehicles, staff parking, and ease of operation. A toilet facility is located at the back of the lot for added practicality.

- Land size: approx. 354m<sup>2</sup>
- Shop size: approx. 113m<sup>2</sup>
- Secure lease at \$285 per week until December 2026
- Low-maintenance, set-and-forget investment

Whether you're looking to expand your portfolio or secure a reliable first investment, this property delivers affordability, steady returns, and an unbeatable main street position.

Disclaimer: every precaution has been taken to establish the accuracy

 2  354 m2

Price	\$220,000
Property Type	Commercial
Property ID	1852
Land Area	354 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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