



41-43 Sinclair Street OCEAN GROVE VIC

This is a unique opportunity to secure a well-established commercial warehouse in the thriving Ocean Grove Industrial Estate located close to the main arterial - Grubb Road.

Currently leased until February 2022 ensuring longevity with occupancy and insistent reward on a sound investment.

Property features include:

- 460m² of floor space
- Extra high ceiling
- Mezzanine office & floor office with split systems
- 2 high-clearance roller door (4.27m wide x 4.88m height)
- 5 on-site car park spaces
- Fully concreted site
- Gas hot water systems & water main fully connected
- Enclosed unisex toilet area with vanity basin
- Wide driveway for easy vehicle access to the warehouse along with side access for drive thru ability.
- Current rental income \$35,127 + GST P/A with CPI annual increase on anniversary of the lease date.

This substantial and flexible warehouse will suit a smart investor, or future owner/occupier with a inspection, highly recommended.

Property does not attract GST as tenants in situ.

Price : Contact Agent
Building Size : 460 sqm
Land Size : 1000 sqm
View : <https://www.oceangroverestate.com.au/sale/vic/geelong-district/ocean-grove/commercial/industrial/7165540>



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