



3 Smithton Grove OCEAN GROVE VIC

Located a Stones throw and easily seen from the main arterial, Grubb Road comes the opportunity to secure a commercial warehouse that's bursting with possibilities! This property would suit investors and/or owner occupier.

Price : Contact Agent
Building Size : 360 sqm
Land Size : 999 sqm
View : <https://www.oceangroverelestate.com.au/sale/vic/geelong-district/ocean-grove/commercial/industrial/7165562>

Property features include:

- 360m² of floor space
- Extra high ceiling
- Mezzanine office & floor office
- Four high-clearance roller doors (two front, two rear)
- Current rental income \$41,600 P/A (approx)
- Eight on-site car park spaces
- Three dividing walls, providing two independent businesses to lease with the possibility for a third.
- Water main fully connected
- Enclosed unisex toilet area with vanity basin
- Wide driveway for easy vehicle access to the warehouse
- Grubb Road exposure

Opportunities like these don't come up often, don't wait till it's too late! Call now to organise your inspection. Property does not attract GST as tenants in situ.



Jacob Platt
03 5255 0800