



2/39 Smithton Grove OCEAN GROVE, VIC

Unique Industrial Opportunity

An excellent opportunity presents to purchase a fantastically unique industrial factorette in the Ocean Grove industrial estate. Ideal for tradespeople or retailers, the 100sqm (approx.) industrial building offers businesses secure placement within a thriving estate environment (STCA).

Features include:

- Secure frontage with automated electric gate
- Heightened loading bay with remote roller door
- Approx. 10m x 10m of open factory space
- 2.9 x 3.2 (approx.) office with glass frontage
- 3 phase power and internet connection points
- Equipped kitchenette with storage cupboards
- Separate parking allocation

Price: \$365,000 PLUS GST

Property Type: Industrial

HAYDEN

Paul Raicevic

0434080694

paul@haydenocean Grove.com.au



Approx Area 104.3m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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