

## 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

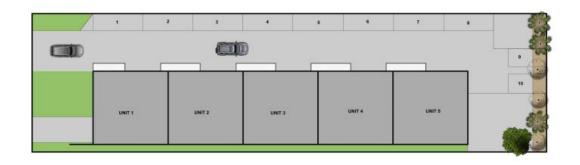
Price: \$365,000 PLUS GST

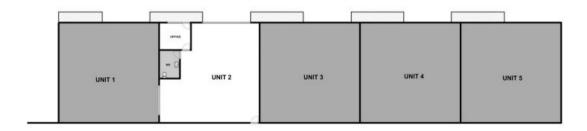
Property Type: Industrial

## **HAYDEN**

Hayden Real Estate -

Ocean Grove samh@hayden.com.au





Approx Area 104.3m<sup>2</sup>
Whist burnaccomau 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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