



5/110 Geelong Road TORQUAY, VIC

Rare Office Space For Sale

Total 107.5 sqm plus a roof storage area of approx. 12 sqm, accessed from the Mezzanine level.

The first floor is 70 sqm and includes a 7 sqm bathroom, a W.C, a shower and basin and with concrete and tiled floors

The Mezzanine is 37.5 sqm and is carpeted.

There are two underground car parks on the title with a third space bestowed to this suite by the OC that can be transferred to a new owner.

The suite is fully insulated, has low energy LED lighting, reverse cycle AC, natural ventilation and venetian blinds over the west windows.

The mezzanine level could be added to with a kitchenette and used as accommodation for someone who wanted to live and work in the one space, subject to council approval.

Price: \$710,000

Property Type: Offices

HAYDEN

Eli Hayes

0497086523

elih@hayden.com.au