



## 15 Marine Parade OCEAN GROVE, VIC

### Prime Commercial Opportunity In Ocean Grove

Expressions of interest are invited! Both 15 & 13 Marine Parade are available and can be sold together or separately. Positioned within an established and thriving part of the Ocean Grove Industrial Estate, this 156m2 (approx.) warehouse/factory is a rare offering to the market, with unrivalled commercial potential moving forward. Suited for a multitude of professional uses and small business opportunities in a most productive location with outstanding street frontage.

Assets include:

- 6.6m x 14m (approx.) of lower level floor space
- Lower level office/meeting room with kitchenette
- Bathroom with vanity and w.c
- Upstairs Mezzanine with private office

**Price:** \$990,000  
**Property Type:** Industrial  
**Land:** 290 m2

**Council Rates:** \$0.00/year (approx)  
**Water Rates:** \$0.00/year (approx)  
**Strata Rates:** \$0.00/year (approx)

# HAYDEN

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13 Marine Parade  
First Level



15 Marine Parade  
First Level



13 Marine Parade  
Ground Level

15 Marine Parade  
Ground Level

Whilst [bwrn.com.au](http://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.



## 13 & 15 Marine Parade, Ocean Grove



15 Marine Parade

OCEAN GROVE, VIC