

**\$1,580,000**

Factory:  -  -  6

Lot 7, 189-191 Cheltenham road, Keysborough, 3173



### **Industrial Warehouse/Factory and Office - for sale**

\* Only few minutes to Parkmore Shopping Centre  
\*Industrial 1 Zone \*600 m<sup>2</sup> approx building area \*1115m<sup>2</sup> approx land \* Rear lock-up holding yard \*6 On-site parking  
\*4 by 5 years lease total 20 years \*5% return \*Suit investor

Well appointed warehouse-factory, only around the corner to the most busy Parkmore Shopping Centre and Dandenong Market, plenty of restaurant, café and other businesses, approx 600m<sup>2</sup> clear span factory in an Industrial 1 Zone, air-conditioning office to be build by tenant office, extra high 6.4m clearance warehouse with approx 4.5m roller door access, 3 phase power and more, long lease for investor.  
Suitable for investment only, available now, call Andy Ng on 0418 383 678.

Floor Area: 600 m<sup>2</sup>  
Land Area: 1115 m<sup>2</sup>

#### **Features:**

- Close to Transport
- Access Roads
- Loading Bay
- Close to Amenities

#### **Inspection Time**

Call Andy on 0418 383 678

#### **Agent Details**

Andy Ng - Camberwell Office



Phone: (03) 9889 1666

Mobile: 0418 383 678

Email: andy@exceland.com.au

Address:

1373 Toorak Road, Camberwell, VIC  
3124