

31 Alex Avenue, Moorabbin



*Outline Indicative Only



For Sale by Expressions of Interest

Closing Monday, 27th April at 3pm

Two For One!

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING MONDAY 27TH APRIL AT 3PM

Take advantage of this outstanding opportunity to secure a versatile, dual-income industrial asset in the heart of Moorabbin's industrial precinct.

The property comprises two industrial buildings: the front building (building one), a generously sized brick construction office/warehouse

featuring two (2) well appointed office/kitchenette components, spanning 611sqm*.

While the rear building (building two), is a modern tilt slab warehouse with excellent internal clearance, spanning 150sqm*.

Building one is leased in the short term, whilst building two is leased on a month-to-month basis.

There is endless potential to be had here for purchasers. Occupy one building and benefit from the income of the other or, alternatively, lease both for maximum return.

The property benefits from 300sqm* of hardstand, allowing for ample on site parking and operational flexibility.

Set on a substantial 1,217sqm* landholding with an impressive 28m* frontage, this property is suitable for a plethora of buyers, offering ample flexibility now and into the future.

Opportunities of this calibre in such a tightly held location are rare, so act quickly.

Key features include:

- * Total land area: 1,217sqm*
- * Combined total building area: 761sqm*
- * Excellent street frontage: 28m*
- * On site and street parking available
- * Three (3) phase power available
- * Side gate for added security
- * Metered separately
- * The sale price will not attract GST due to the property being sold as a going concern

BUILDING ONE (FRONT):

- * Total building area: 611sqm*
- * Tenanted on a short term lease
- * Industrial 1 zoned
- * Older style brick warehouse
- * Well appointed ground floor and first floor office/kitchenette components with split system air conditioning
- * Two (2) motorised roller shutter doors, allowing front and side warehouse access
- * Modern kitchenette and bathroom amenities

BUILDING TWO (REAR):

- * Total building area: 150sqm*
- * Tenanted on a month-to-month lease
- * Industrial 1 zoned
- * Newer style tilt slab warehouse, built within the last five (5) years
- * Great internal height: 7.5 – 8.0m*
- * Motorised roller shutter door access

For further details or to arrange an inspection please contact:

Cameron Williams 0412 366 565

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

2P4101

Price

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