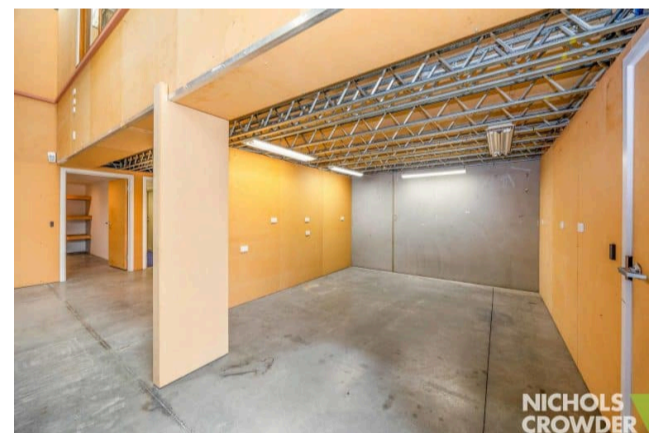


Unit 3/73 Tulip Street, Cheltenham



For Sale

Calling All Businesses

Tulip Street warehouses are extremely rare, and this property is no exception. With only a handful of business parks in the area, most of which are owner-occupied, opportunities like this rarely come onto the market.

The location offers close proximity to top lifestyle amenities, including schools, child care, cafes, restaurants, breweries, world-class golf courses, and of course, the beach, making this area highly sought after by both buyers and tenants.

With residential land prices at an all-time high, this is a prime chance to establish a business or warehouse operation at a fraction of the cost in one of Melbourne's most desirable commercial precincts.

Key features include:

* Warehouse/amenities area: 158sqm* (6.5m* height clearance)

* Office mezzanine: 100sqm* – includes Director's office, boardroom, and open-plan workspace

- * Two (2) car spaces on title
- * Toilets upstairs and downstairs
- * Shower upstairs
- * Kitchenette upstairs and downstairs
- * Electric roller door
- * Security fob system

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

Finn Atkins 0409 556 990

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

2P3959

Price

\$900,000 - \$990,000

Agents

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