



FOR SALE

PRIME WAREHOUSE UNIT - MOE'S INDUSTRIAL HEART

Strategic warehouse opportunity awaits in Moe's thriving commercial precinct. This well-positioned approx 115 square meter commercial warehouse at Unit 31/27 Bubb Street offers exceptional potential for businesses seeking quality industrial space in the heart of the Latrobe Valley.

Moe's strategic location makes this warehouse an ideal base for operations serving both metropolitan Melbourne and regional Victoria. With excellent transport connectivity via the upgraded V/Line rail service delivering fast access to Melbourne's CBD in just 1 hour 40 minutes, plus convenient road access via the Princes Freeway, your business benefits from seamless logistics and distribution capabilities.

The Latrobe Valley's robust economy, driven by natural resources, coal mining, and agricultural industries, provides a stable foundation for commercial ventures. Moe's position as a key navigation point for tourists heading to the historic Walhalla goldfields, Mount Baw Baw ski resort and Lake Narracan ensures consistent regional traffic and economic activity.

- Prime commercial location in established industrial area
- Approx. 115 square meters of versatile warehouse space
- Easy access to major transport networks
- Growing population supporting increased commercial demand
- Proximity to Latrobe Valley Airport (20-minute drive)

This warehouse sits within a community experiencing significant growth, with three major residential developments underway that will bring thousands of new residents to the area. The planned Mitchell Grove, Monash Views, and Lake Narracan developments represent over 6,000 potential new homes, creating substantial demand for local services and businesses.

Moe's excellent educational infrastructure, including multiple primary schools, secondary colleges, and tertiary facilities through GippsTAFE and Federation University's nearby Churchill campus, ensures a skilled local workforce. The town's comprehensive sporting facilities, from the upgraded Ted Summerton Reserve to Olympic Park and the modern Latrobe Leisure centre, contribute to an attractive lifestyle that retains quality employees.

0 BED | 0 BATH | 0 CAR

PRICE:

\$279,000 - \$299,000 (Plus GST)

OPEN FOR INSPECTION:

N/A



Vin Pathania

0450388800

vinpathania@atrealty.com.au

www.atrealty.com.au