



FOR SALE

EXCEPTIONAL COMMERCIAL INVESTMENT IN FERNTREE GULLY

This exceptional commercial space at 7/756 Burwood highway is available for private sale.

Located within the prestigious Twin Towers industrial park within Ferntree Gully's light industrial precinct it is strategically located minutes from Mountain Gate, Westfield and major arterial roads and Eastlink.

Spanning an impressive 168 square metres of versatile floor space (including a 27m2 mezzanine office space), this retail tenancy offers exceptional flexibility for a wide range of business ventures. Currently tenanted at \$28,554pa to a very stable and secure tenant who is also flexible about vacating for an owner occupier purchaser.

- Building Area 141m2 approx
- Additional Mezzanine 27m2 approx
- 4 dedicated car spaces
- Reception area
- Kitchenette
- Toilet facilities
- Electric Remote controlled roller door.
- 3 phase power
- Tenanted to a secure tenant for \$28,554 incl GST
- C2Z - Commercial 2 Zone

Perfectly positioned:

- Located on the major Burwood Highway arterial road ensuring high traffic exposure
- Close proximity to Ferntree Gully Railway Station with over 1000 car parking spaces
- Surrounded by established retail businesses and community facilities
- Easy access to Mountain Gate Shopping Centre and Ferntree Gully Village

Contact Adi Garcia to arrange a private inspection

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

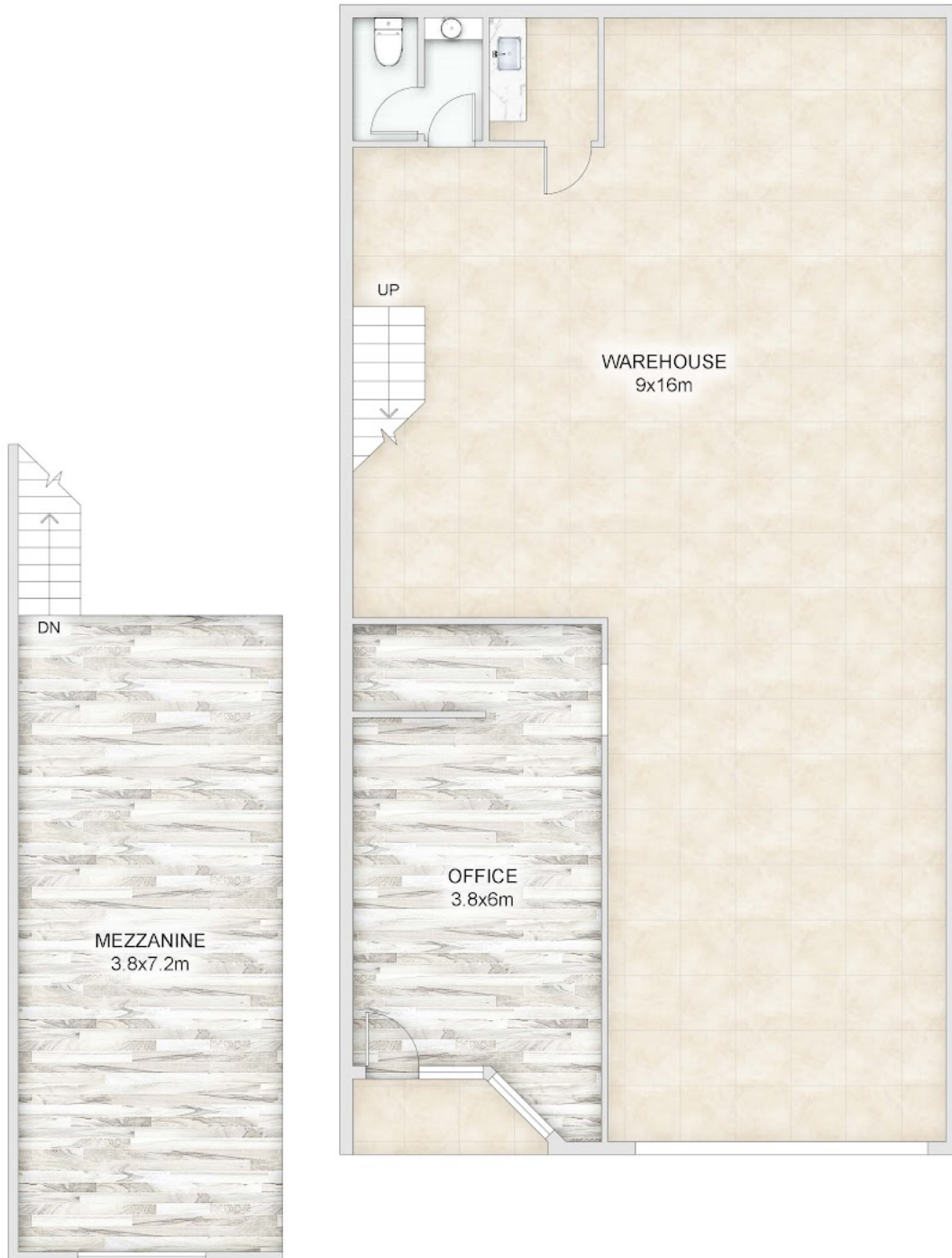
0 BED | 0 BATH | 0 CAR

PRICE:
\$550,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR AREA APPROX: 141 SQM

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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