



## 349A Darebin Road THORNBURY VIC

AUCTION THIS THURSDAY 17th AUGUST ON SITE AT 2.00PM.

OPEN FOR INSPECTION AT 1.30 pm.

Set on 1461m<sup>2</sup> Approx on prime land with 2,(DUAL) street frontage, this larger than normal warehouse has the perfect main road position along with the perfect tenant if required READY TO SIGN OFF ON LEASES AT \$105,000 PER ANNUM PLUS OUTGOING AND GST.

Warehouse of 1215m<sup>2</sup> Approx inclusive of 228 Approx of air conditioned refurbished offices with his and hers services.

Zoned industrial 3 zone and has a multitude of uses.

Large high roller door access from the front in Darebin Road and from behind from McClure Street and comes with off street parking for 8 vehicles with 2 under cover.

CAN BE SOLD AS A GOING CONCERN AND GST FREE ON PURCHASE. OR VACANT POSSESSION OFFERED.

**Building Size** : 1214.02 sqm

**Land Size** : 1461 sqm

**View** : <https://www.hollandprice.com.au/sale/vic/north/thornbury/commercial/industrial/3768895>



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