



### 6/73 The Terrace OCEAN GROVE VIC

Attention budding business owners and entrepreneurs! Here's an exciting commercial opportunity in the central shopping district of Ocean Grove. This commercial space (42sqm approx), is position perfect in the busy Trak Arcade thoroughfare between the town's principal carpark and popular Terrace shopping and dining strip. Surrounded by thriving walk-in/walk-out businesses, this property offers great potential.

- Floor-ceiling glazing ideal for shop front displays
- Kitchenette with sink and a storage room
- Ideal as a boutique, eatery or produce store
- Investors should note demonstrated rental demand

Explore the potential here and enquire today!

**Building Size** : 42 sqm  
**Land Size** : 42 sqm  
**View** : <https://www.bellarineproperty.com.au/3551119>



**Toby Lee**  
**03 5254 3100**



Approx Area 44.1m<sup>2</sup>

Whilst [bwrml.com.au](http://bwrml.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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**6/73 THE TERRACE, OCEAN GROVE**

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