



### 5-7 Sinclair Street Ocean Grove VIC

This street frontage factory, of 181sqm, is positioned with outstanding street visibility, yard space and flexible. It offers an outstanding opportunity within one of Victoria's busiest and most popular coastal locations.

Positioned in the developing and sought after Ocean Grove industrial estate, the design and layout of the property lends itself to a number of uses. The Ocean Grove industrial estate has had a transformation in the past few years with the inclusion of a brewery, yoga studio, salt therapy and floatation centre, coffee shop, and others

#### The Facts:

- 181sqm under roof
- office space
- toilets
- kitchenette
- two roller doors
- high exposure location.

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