



Level 7-9/ Marine Parade Ocean Grove VIC

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Not very often you get excited about a shed, but you do with this one. As clean as they come, built to last a lifetime and all in a great location with car parking.

Ideal for any suitable business, with plenty of external wall space to advertise your company name.

Also ideal for storing what you can't at home, e.g. caravan, boat, trailer, jet ski, tools, materials/timber etc. An enormous roof clearance exists.

- 419sqm of total floor space including a mezzanine.
- Shed ground floor area is 350sqm.
- Plus, an office with sink and a separate toilet.
- Busy location with good passing traffic.
- 5 car parks at the front of building and inside front fence
- Total site area is over 1000sqm.
- Constructed with concrete tilt slab walls.
- This shed is one of the best we've seen.
- 3 phase power is available.

An opportunity exists for the buyer to also purchase the adjoining identical shed and enjoy access to both from

Price : \$ 1,260,000
Building Size : 488 sqm
Land Size : 500 sqm
View : <https://www.bellarineproperty.com.au/7823870>



Christian Bartley
03 5254 3100



Levi Turner
03 5254 3100



Mezzanine Level.



Ground Level.

2/7-9 Marine Parade, Ocean Grove

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