



### 13/23 Denmark Road Echuca VIC

50% of Stage 1 Now Sold. From \$315,000 + GST

This development of 19 factories is well positioned just off Mackenzie Road, Echuca, approximately 1km from the airport, under 2km from High Street, and across the road from Simplot and Parmalat manufacturing centres. Set within a newly developing commercial hub, this off the plan project will suit a number of uses. Perfect for your business, personal storage of boat/caravan/cars or as an investment to lease out.

For investors the development provides an affordable opportunity to begin your commercial portfolio at an affordable price, and in a brand new building with very little maintenance and a strong demand with tenants.

#### The Facts:

- ? 19 factories
- ? Sizes varying from 107sqm - 149sqm
- ? Kitchenette
- ? Disabled toilet
- ? 5m roller door
- ? 7.5m internal ceiling height
- ? Security gate at front of property

**Price** : \$ 315,000  
**Building Size** : 149 sqm  
**View** : <https://www.bellarineproperty.com.au/7827241>



**Levi Turner**  
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**Dan Halsey**  
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## 23 Denmark Road, Echuca

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