



#### 4/16 Sykes Place Ocean Grove VIC

Introducing an exceptional opportunity with this commercial warehouse/factory set in a prime Ocean Grove commercial location. Positioned close to Grubb Road with easy access to transport routes to Geelong, Melbourne and the Western district. Set amongst other high quality business in this precinct, this property is ideal for tradies, warehousing or for other small business.

<b>Price</b>	: \$32,800 + GST + Outgoings. pa
<b>Building Size</b>	: 163 sqm
<b>Land Size</b>	: 163 sqm
<b>View</b>	: <a href="https://www.bellarineproperty.com.au/7847159">https://www.bellarineproperty.com.au/7847159</a>

#### Property Facts:

- 163sqm
- Office Space
- Bathroom Facilities
- 2 Carpark Spaces
- Built-in footings set up for further expansion of Mezzanine floors

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Mezzanine Level.



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4/16 Sykes Place, Ocean Grove

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