



### 5/16 Sykes Place Ocean Grove VIC

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#### The Feel:

In the heart of Ocean Grove's industrial precinct exists this golden opportunity to acquire a commercial warehouse/factory, ideally suited for owner occupation or investment. The airconditioned property features a total of 234sqm (approx.) of floorspace, coupled with designated car parking for 3 vehicles, plus bathroom and kitchenette facilities. Zoned Industrial 1, it's a stone's throw from everyday amenities including public transport, supermarkets, cafes, and retail offerings, while proximity to Grubb Road enables easy access to Geelong and Melbourne. Don't miss this rare opportunity to position yourself for success.

**Price** : \$940,000-\$990,000  
**Building Size** : 163 sqm  
**Land Size** : 163 sqm  
**View** : <https://www.bellarineproperty.com.au/7941434>

#### The Facts:

- Outstanding opportunity for owner occupiers & investors, in Ocean Grove's premier industrial hub
- Substantial 234sqm (approx.) of floor space, including a 71sqm (approx.) mezzanine level
- Well presented with office accommodation, plus toilet, shower & kitchenette facilities
- Fully sealed floors, including concrete epoxy + carpeted office space



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Ground Floor.



First Floor.

## 5/16-17 Sykes Place, Ocean Grove

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Whilst [bwrn.com.au](http://bwrn.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.