

## 9 Smithton Grove Ocean Grove VIC

This substantial factory sitting on 1000sqm of land 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:

- Rare 1000sqm block
- 5 offices on the ground floor each with split system
- Spacious kitchen
- Male, female and disabled toilets
- Three large office spaces in the mezzanine at the rear
- 4.5m roller door proving outstanding entry clearance and access
- 260sqm approx. of shed space accessed from the roller door
- Total of 360sqm under roof
- 640sqm of yard space

\*All information offered by Bellarine Property is provided in

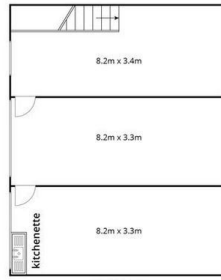
**Price** : \$75,000 p.a. + GST + Outgoings  
**Land Size** : 1000 sqm  
**View** : <https://www.bellarineproperty.com.au/7971646>



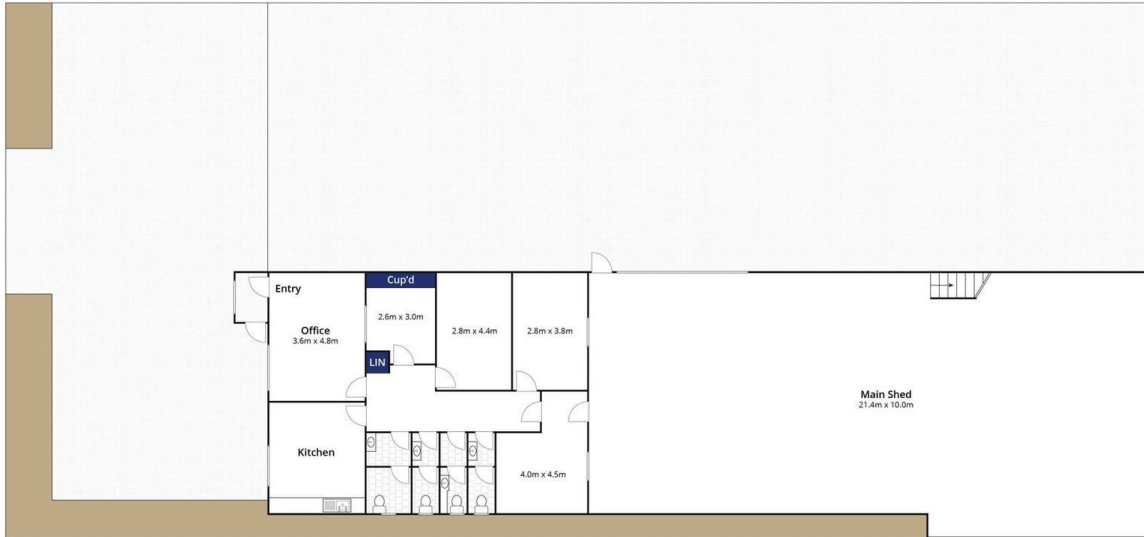
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First Floor



Ground Floor

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

## 9 Smithton Grove, Ocean Grove