



## Property for Sale in 39 Colemans Road, CARRUM DOWNS VIC, 3201

**LISTING ID:** 11194408 **STATUS:** Active **FOR:** Sale **PRICE:** \$3,200,000 +GST **LAST UPDATED:** 10/03/2018

### A CUT ABOVE ALL THE REST

This prestigious property offers a unique split of half office and half warehouse. Currently leased until 31/03/2018 returning \$260,000 PA (gross) after which vacant possession is available.

Ideally suited to an eventual owner occupier who is happy to get a great return in the short term with a view to occupying down the track or an investor.

The total building area is 2241m<sup>2</sup> (approx.) comprising offices of approximately 1193m<sup>2</sup> (approx.) and a warehouse of 1048m<sup>2</sup> (approx.).

Located in the prestigious "Parks Estate" with a site area of 3530m<sup>2</sup> (approx.) situated on the prime corner of...

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