

SOLD



18 Vains St, Golden Gully



## Industrial warehouse with vacant possession offering ideal investment opportunity

This quality constructed warehouse offers an exceptionally well presented and ready to move-in premises suitable for a range of businesses and uses

- Industrial warehouse situated in a central area renowned for industrial activity
- Well maintained warehouse of 300m<sup>2</sup> with power, concrete floor and all services
- Vacant possession is available from June 8th 2023
- Great location highly regarded as a blue chip locale in this industrial area
- Land size is 952m<sup>2</sup> zoned Industrial 1
- The building has an office/reception area in addition to a kitchenette and toilet, ample power and lighting is available throughout
- Split systems (2) for heating and cooling areas and the two offices
- The warehouse has a front entrance roller door and there is a separate office entry for customers. The premises have 3 phase power.
- Easy vehicle access onto site and rear entry to the warehouse as well from the rear of the site
- Outstanding opportunity to purchase as an investment or to occupy for your own use
- A very affordable entry to the Commercial/Industrial market for investors wanting to diversify their property portfolio and to secure a long term solid investment
- A securely fenced property that can provide for the manufacturing industry, the storage and distribution of goods and a multitude of purposes
- Chainmesh security fencing and colorbond fencing with double gates at the frontage
- Ample onsite parking for visitors or clients - parking area is all concreted, there is

952 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	783
<b>Land Area</b>	952 m <sup>2</sup>
<b>Warehouse Area</b>	300 m <sup>2</sup>

### Agent Details

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### Office Details

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also a concrete pad at the rear door to the premises

- Bendigo Airport continues to expand offering further opportunities for our City and those organisations choosing to do business in Bendigo
- Overall a superb property in a prime industrial location, surrounded by a mix of commercial businesses with very good truck and road networks. There is easy access to major road infrastructure e.g. Calder Highway

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