



BRAND NEW PALATIAL OFFICE/SHOWROOM WITH WAREHOUSE

Offices • Industrial/Warehouse

402 Dowling Street, Wendouree, Vic 3355

Floor Area: 355 m²

Land Area: 1300.00 m² (approx)

For Sale

\$1,050,000

Property Description

- **Stunning new business complex of 355sqm***
- **Rental estimate of \$75,000 PA**
- **Well located in North of Ballarat**

Colliers are proud to offer this brand new showcase facility now offered for sale. Featuring stylish modern offices/ showroom and warehouse in one package, this property has it all. Its location in the north of Ballarat just metres to the Western Freeway completes the offering.

Features:

- Stunning new business complex of 355 sqm*
- Features modern office amenities, stunning reception/showroom
- Individual offices + open plan + café/training room
- Fully renovated with additions in 2018/19
- Warehouse + Storage of 230 sqm*
- Land of 1,300 sqm* with Industrial 1 zoning
- Well located in North of Ballarat near Freeway/Sporting Precinct
- Rental estimate of \$75,000 per annum. Possible short term leaseback
- All the hard work is done. Move-in condition

Sale Price: \$1,050,000 + GST

For further information, please contact Colliers International agents Charles Kennedy on 0431 914 778 and Edward Tansey on 0492 892 101.

...



Charles Kennedy

0431 914 778

Lauchlan Waddell

+61 407 520 725

Colliers International - Ballarat

Level 2, 210 Sturt Street, Ballarat Central Vic 3350