



## Prominent Showroom with an Enviably Frontage

For Sale

Contact Agent  
Expression of Interest

Industrial/Warehouse • Showrooms/Bulky Goods • Retail

Unit 3, 31 Elgar Road, Derrimut, Vic 3026

### Floor Area:

835 m<sup>2</sup>



## Property Description

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- **For Sale via EOI**
- **Remarkable Main Road Exposure**
- **Adjacent to the Derrimut Villiage Centre**

Positioned adjacent to the bustling Derrimut Village and serviced by main arterials Foleys Road, Robyns Road, and the Western Freeway network the property is strategically located.

Leedwell is delighted to exclusively present Unit 3, 31 Elgar Rd for sale. Offering a rare opportunity to secure a highly exposed showroom warehouse positioned adjacent to the Coles Supermarket Shopping Complex and the Derrimut Village Shopping Centre.

With unrivalled frontage to Mt Derrimut Road the property enjoys extensive daily car passing direct access to the Princes Freeway and Western Ring Road.

Key features include:

- Total building area 835sqm
- Retail showroom display area
- High clearance rear-loading warehouse
- Container access
- Ample car parking
- Excellent freeway connectivity
- Excellent signage and brand awareness
- Abundance of natural light
- Access via Elgar Road for trucks and customer vehicles
- An impressive inclusion to any owner occupier or investors portfolio

For further information please contact Renee Ferraro and Nick Segran today.

## Additional Details

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<b>Tenure Type</b>	<b>Zoning</b>
Vacant Possession	Industrial 1

**Parking**  
Onsite Parking

Unit 3, 31 Elgar Road, Derrimut, Vic 3026



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