



## Large Commercial Freehold - Industrial Shed & Office

Industrial/Warehouse

2-8 Gilchrist Road, Stawell, Vic 3380

**Floor Area:** 432 m<sup>2</sup>

**Land Area:** 0.41ha (1.00 acre)  
(approx)

**Sold**

**\$485,000**

**Sold: Fri 04-Feb-22**

### Property Description

Opportunity to Owner Occupy or Invest. This fantastic Commercial Freehold property comprising Large Industrial Shed (324 sq.m.) & Office complex (108 sq.m.) perfect for your business expansion or addition to your investment portfolio. Set on around a one acre site (4,060 sq.m.) with dual street frontages the high exposure to the busy Western Highway gives an opportunity to profile and promote any occupying business.

Key features are:

Large well constructed Steel Industrial Shed 18x18x7.5m. power, concrete floor, high gable roof with LED lights, large 5m high electric roller door access, 2 PA doors, hand wash station.

Modern well fitted out office complex 9x12x3.6m.

Office building comprising a large reception room plus 3 additional offices, staff meeting/lunch/training/board room with kitchen, air conditioned rooms with dedicated split systems, ambulant toilet, quality plasterboard lining & decorative cornice, blinds, commercial grade carpet floor tiles.

CCT Security Alarm System & external security night lighting.

Large crushed rock hard stand area for car parking.

Secure cyclone mesh & barbed wire fenced compound.

Services include: Water, Sewerage, Phone, NBN, 3 phase power.

Great corner location with asphalt road frontages....

### Additional Details

**Tenure Type**

Vacant Possession

**RayWhite**

**Philip Clark**

0417509025

**Ray White Ararat - Ararat**

179 Barkly Street, Ararat Vic 3377