



# CRABTREES

REAL ESTATE



## 1/13-17 Japaddy Street MORDIALLOC VIC

Office / Warehouse opportunity in great location, features include:

- \* Good internal clearance
- \* 2 Container height roller doors (4.85m)
- \* Heavy power available
- \* Warehouse freshly painted with new skylights
- \* Great location close to Boundary Road
- \* Partitioned offices of 193 sqm approx
- \* 190sqm approx of workshop area with separate roller door access

**Price** : \$1,300,000 / \$110,000  
**Building Size** : 1672 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/bayside/mordialloc/commercial/industrial/5861472>

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