



# CRABTREES

REAL ESTATE



## 7 Railway Avenue OAKLEIGH VIC

This is a very rare opportunity to secure a modern office warehouse of approximately 460sqm in Oakleigh.

Features include:

- \* Office of approximately 63sqm
- \* High internal clearance of up to 6.8m
- \* Motorised container height roller door
- \* Securely fenced with 6 car spaces and room to unload a 40' container

Highly convenient location within walking distance to trains, buses, cafes and shops as well as being only a short drive to Princes Highway, North Road and the Monash

**Price** : \$875,000 / \$49,000  
**Building Size** : 460 sqm  
**Land Size** : 741 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/oakleigh/commercial/industrial/5861490>

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Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.