



## 11/20 Edward Street OAKLEIGH VIC

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Industria is Oakleigh's newest and best located commercial business precinct.

Proving popular amongst Owner Occupiers and Investors due to 7% returns, now is the time to secure one of the last remaining lots in Industria, Oakleigh!

### Unit 11 Features:

- 89sqm First Floor Office
- 258sqm Warehouse
- 347sqm Total

- + 7 metre clearance warehousing
- + Motorised roller door access
- + Modern facade and colour scheme
- + 8 car spaces on title
- + Depreciation benefits

**Price** : \$739,000  
**Building Size** : 347 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/oakleigh/commercial/industrial/5862189>



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