



# CRABTREES

REAL ESTATE



Great opportunity to occupy or invest

\*Currently returning \$37,856 pa + GST + Outgoings

\*Office / Warehouse 651m2 approx

\*Includes air conditioned office 41m2 approx

\*Wide clean warehouse

\*Large concrete apron for easy access

\*Motivated Vendor

Vacant possession available

All offers considered

Andrew Smith 0418 358 700

Tony Aminian 0413 516 193

**Price** : \$545,000

**Building Size** : 651 sqm

**View** : <https://www.crabtrees.com.au/sale/vic/south-east/dandenong-south/commercial/industrial/5863414>



**Grant Tishler**  
**(03) 95678888**

<https://www.crabtrees.com.au>

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