

## 97 Victoria Street, KORUMBURRA, VIC 3950

### Korumburra Industrial Freehold - Occupy or Develop

Elders Real Estate together with Alex Scott & Staff are pleased to present 97 Victoria Street, Korumburra, to the market for sale by Private Treaty.

Occupied for many years by the current owner and operated as an auto repair business. This rare to find industrial freehold is to be sold with vacant possession to those looking to commence their own business venture or redevelop on the site. The Korumburra Industrial Estate has forever been well occupied with freeholds such as this a rarity to be offered for sale.

- Land area 3,060m<sup>2</sup>\*
- Industrial Zoning.
- Existing separate workshops plus office, kitchen and toilet facilities.
- The layout allows the buildings to be split and ran as separate workshops.
- Large rear yard allowing plenty of space for additional buildings and/or storage.
- Great street exposure.
- Easy access for large vehicles.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P6347

#### SALE DETAILS

**\$685,000 + GST if applicable**

#### CONTACT DETAILS

**Elders**  
**Leongatha/Korumburra**  
 37 Bair St  
 Leongatha, VIC  
 03 5662 3523

**Don Olden**  
 0417 805 312

- Development potential.
- Established industrial precinct.
- A great central location to larger nearby towns and within walking distance to the main street:

Town Centre 750m

Leongatha 15km

Wonthaggi 30km

Warragul 41km

Melbourne CBD 121km

Call Don Olden on 0417 805 312, Katrina Griggs 0428 571 083 (Elders) or Scott McKenzie, Christie Nelson (Alex Scott & Staff) to inspect the property and for further details.

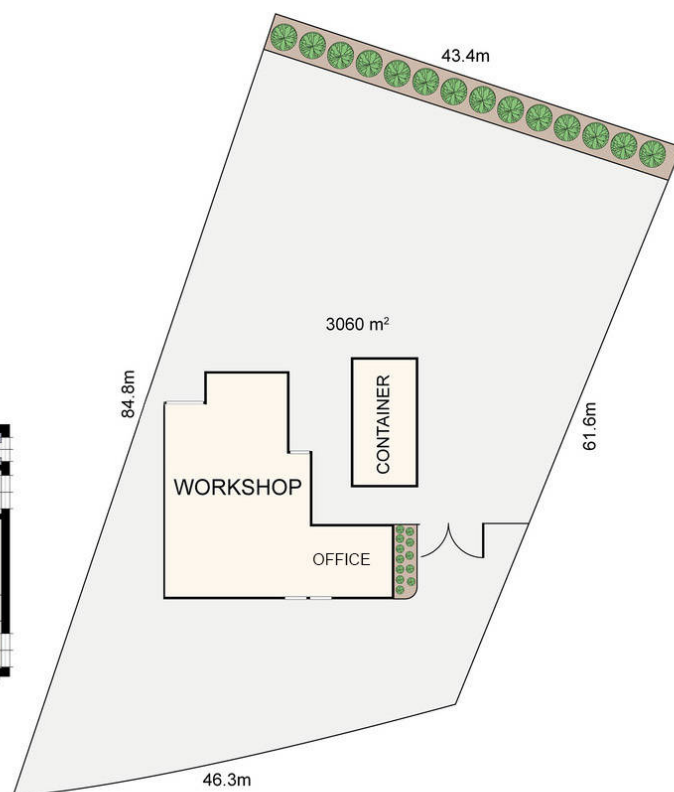
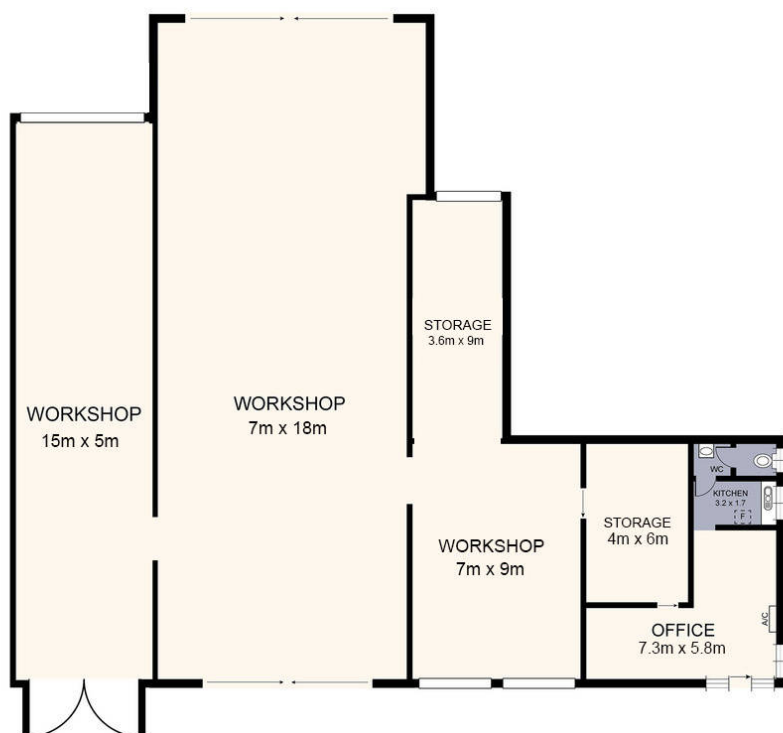
- Land Area 3,060.00 square metres
- Commercial Type:
- Building Area: 10.00 square metres











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

