

8 Burke Road, ARARAT, VIC 3377

Versatile Industrial Shed/Warehouse & Secure Yard

A fantastic opportunity for owner-occupiers or investors to secure a well-maintained and versatile industrial property. Positioned on a prominent corner allotment close to established industrial precincts, this property offers flexibility for a range of business uses.

Key Features:

- * Land Area: *763m²
- * Building Area: 198m²*
- * High Impact Industry 3 Zoning
- * Renovated office and kitchen at the front of the building with Split system
- * Bathroom amenities
- * High-clearance roller doors with front and rear access
- * Suitable for warehouse, storage, logistics, or mechanical workshop

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: For Sale

INTERNET ID: 64P4777

SALE DETAILS

\$330,000 - \$345,000

CONTACT DETAILS

Ararat
167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

- * Two vehicle hoists (can remain or be removed)
- * Solar power system
- * Secure Colorbond fencing
- * Concrete driveway and pathways

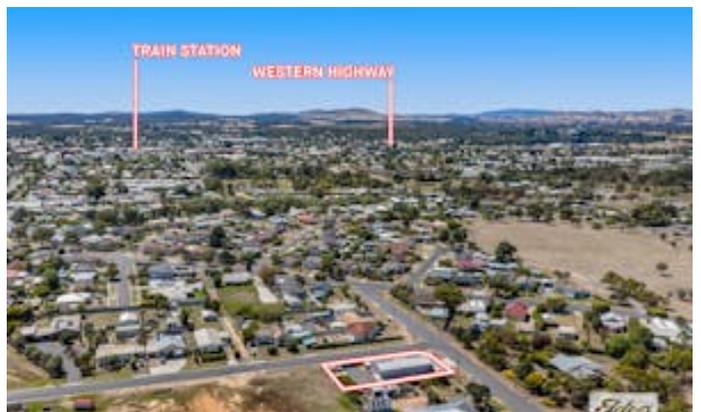
Large secure yard with potential for further development or additional infrastructure (STCA)

With limited industrial-zoned properties currently available, this well-located property represents a solid investment opportunity or an ideal base for your business operations.

* Denotes Approximate

- Land Area 740.00 square metres
- Commercial Type:
- Building Area: 198.00 square metres



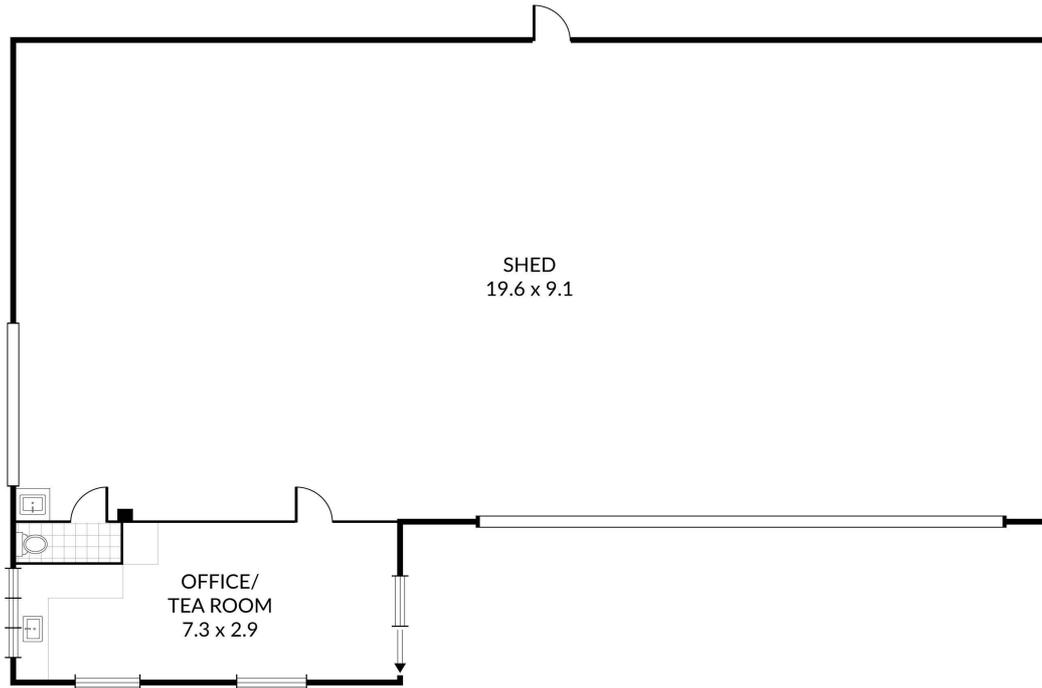




Internal 198m²

8 Burke Road, Ararat

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.