



45-47 Rowena Street, EAST BENDIGO, VIC 3550

4,595 Sqm / 1.14 Ac Industrial 1 Zoning. Very Versatile Buildings & Site Configuration. Relocate or Establish Your Business Here

Elders Expression of Interest Closes Wednesday 13 May, 2pm (unless sold prior)

Ideally positioned in the thick of the action in East Bendigo, and nearby to the established and new industrial business estates around Rohs Road, Murphy Street, and Jewell Court.

The property has a 39m frontage to Rowena Street with both entrance and exit gates providing excellent bitumen road ingress and egress. There is secure perimeter fencing, hardstand yard and an open concrete bay. The site has been configured for easy truck and vehicle access, there is external and internal LED lighting, and 3 phase power.

Each of the three buildings offer large open spans, the largest being 18m x 27m and featuring a 9m height and four automatic doors with 5m x 5m clearances. The second building has an open span area of 20m x 10m and a 17m x 5.2m storage area. The third building has an open span of 13.5m x 7m, and there is a 23m x 3m storage shed.

TYPE: For Sale

INTERNET ID: 84P3015

SALE DETAILS

**Elders EOI Closes Wed
13 May - Contact Agent**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

You may wish to owner occupy a portion of the property and lease out what is surplus for additional income. There is the opportunity to utilise the unused areas of the property for parking, storage containers, or the addition of more buildings STCA.

The property is offered with vacant possession meaning you can settle and occupy or offer the property to the market for lease immediately.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 4,595.00 square metres
- Commercial Type:
- Building Area: 950.50 square metres





45 - 47 Rowena Street

Area: 280 sqm
Depth: 24.5m
Width: 11.5m

Disclaimer

Diagram is illustrative only. Dimensions are approximate. All dimensions are to be confirmed by the vendor or its agent.