



Located on the northern (city bound) side of Port Rd with no set back and fantastic frontage exposure to over 43,000 cars passing the site every day (estimate DPTi, 2019), makes this an iconic Port Road site. Owner occupied by O'Shea's Organisation who are soon to be expanding and relocating at 689 Port Road, Woodville Park (Just 600m east of the subject property) have enjoyed the success of the effective signage exposure the site provides. A great Warehouse/ Showroom/ Office property perfect for the astute investor or business owner occupier (Sold as vacant possession).

Features to the property include:

- Warehouse of 236 sqm* with roller door access, a recent 3 phase increased amp power upgrade, additional sinks installed and new foil insulation lining on the ceilings.
- 102.50 sqm* of Showroom/ Office with brand new ducted evaporative cooling system.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price	\$540,000 + GST
Property Type	commercial
Property ID	1939
Office Area	103 m2
Warehouse Area	236 m2

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