

47-51 Cranwell Street, BRAYBROOK, VIC

Land Property For Sale - Price: Price on Application

INDUSTRY
PROPERTY
GROUP



Corner Cranwell Street and Lacy Street Colliers and Industry Property Group are pleased to offer For Sale, 47-51 Cranwell Street, Braybrook via Private Treaty.

The offering provides opportunity to secure a mid-term tenanted investment site with flexible occupancy and development upside situated in Melbourne's tightly held inner Western Industrial & Logistics precinct.

47-51 Cranwell Street offers an exceptional corner location for an owner occupier or developer and comprises the following:

- * Office/Warehouse: 2,440m²*
- * Land Area: 3,168m²*
- * Freezer: 156m²*
- * Chiller: 82m²*
- * 2 Roller Doors
- * Leased to Nan Fong Trading
- * Currently returning \$220,000 per annum approximately

Contact Industry Property Group or Colliers to arrange an inspection

Office Size:	0.00
Warehouse Size:	2,440.00
Total Size:	2,440.00
Zoning:	Commercial

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IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.