

Sold



17 Nelson St, Moorabbin



## WAREHOUSE / FACTORY FOR SALE – PRIME MOORABBIN INDUSTRIAL LOCATION

Positioned in the heart of the **central Moorabbin industrial precinct**, this solid old-style warehouse/factory offers outstanding potential for both owner-occupiers and investors. With classic industrial character and strong structural fundamentals, this property is ready for immediate occupation.

### Key Features:

- Robust construction with **solid bones**
- **Front office area**
- **Separate kitchenette**
- **Male and female toilet facilities**
- **Small rear yard** accessed via rear roller door
- **3-phase power**
- **Heavy-duty concrete slab** capable of supporting high loads
- Excellent central location with great access
- **Available now**

An appealing option for those wanting to move straight in—or, if preferred, the **current tenant is willing to sign a new lease at market rates**, providing a strong investment opportunity with reliable income from day

 3  671m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	1045
<b>Land Area</b>	671 m2
<b>Office Area</b>	51 m2
<b>Warehouse Area</b>	355 m2

### Agent Details

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### Office Details

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