

44 Lamana Road, Mordialloc







Sought-after Property in Tightly Held Precinct

This well-located industrial facility is positioned within one of the area's most tightly held commercial pockets, offering a rare opportunity to secure a versatile freehold with strong long-term potential.

This is an outstanding opportunity for owner-occupiers seeking a strategic base in a high-demand location. Situated just off Governor Road, the property benefits from immediate proximity to the vibrant Mordialloc Village precinct. Opposite the ever-busy Urban Ground Food Truck Park and surrounded by breweries, roasters, gyms and creative operators, the location provides exceptional amenity and consistent activity.

Importantly, the building offers solid fundamentals and excellent bones, providing a strong platform for refurbishment, modernisation or reconfiguration to suit a wide range of uses (STCA).

Key Property Features:

- 301 sqm (approx) total building area
- 417 sqm (approx) of land
- Industrial 1 Zone (IN1Z)
- Strong power supply with additional Solar Power and highly adaptable layout
- Ideal for owner occupiers seeking a property that can be upgraded or refreshed to their specification
- Surrounded by established commercial, lifestyle and creative businesses

Please contact the agents for more information or to arrange an inspection.

5 418m2

Price	UNDER CONTRACT
Property Type	Commercial
Property ID	1071
Land Area	418 m2
Warehouse Area	301 m2

Agent Details

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