



Unit 7, 202-204 Governor Rd, Braeside



HIGH-EXPOSURE COMMERCIAL OPPORTUNITY – FIRST TIME ON THE MARKET IN 23 YEARS!

□ **Does your business or your property portfolio need maximum exposure?** This **prime Main Road location** ensures **unmatched visibility**, with thousands of cars passing daily! Convenient **service lane access** and proximity to the **busy Governor Road intersection** make this an unbeatable business address.

□ **Property Highlights:**

□ **Total Space:** 337m² (internal)

□ **Zoning:** Industrial 1

□ **Parking:** 6 designated car spaces at the rear + customer parking in the service lane

□ **Flexible Leasing Options**

□ **Vacant Possession** (Current tenant on a month-to-month lease, paying \$40,000 + GST & outgoings)

□ **Competitive Price – Available Now!**

□ **Seize this rare opportunity to position your business in a prime exposure location.**

□ Contact **Matthew Kenny** on **0413 743 876** today to discuss your requirements.



Price	Contact Agent
Property Type	Commercial
Property ID	968
Warehouse Area	340 m2

Agent Details

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Office Details

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