

Sold



**Factory 4, 2 Wren Rd, Moorabbin**



**RARE OPPORTUNITY – RUN YOUR BUSINESS, STORAGE, OR THE ULTIMATE MAN CAVE!**

**□ UNDER EXECUTORS INSTRUCTIONS – OPPORTUNITIES LIKE THIS DON'T COME UP OFTEN!**

This **Old Gold** industrial gem is in a **prime location** with unbeatable access to major arterials, including **South Road, Warrigal Road, Dingley Bypass, Nepean Highway, and Monash Freeway.**

**□ Property Highlights:**

- **Land Area:** 107m<sup>2</sup> (approx.)
- **Building Area:** 99m<sup>2</sup> (approx.)
- **Zoning:** Industrial 1
- **Vacant Possession – Move in or lease out immediately!**
- **2 x Onsite Car Parks + Common Amenities**
- **Versatile Use – Perfect for business, storage, or your dream man cave!**
- **A rare find in an unbeatable location!** Don't miss out on this exceptional opportunity.

**□ Contact:**

**Simon D Bartaby** – 0418 315 580  
**Matthew Kenny** – 0413 743 876

**ALL Commercial Real Estate** – Experts in Commercial, Industrial & Retail Property.

2 107m<sup>2</sup>

**Price** SOLD for \$445,000  
**Property Type** Commercial  
**Property ID** 969  
**Land Area** 107 m<sup>2</sup>  
**Warehouse Area** 99 m<sup>2</sup>

**Agent Details**

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**Office Details**

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