



### Unit 3, 35-37 Isabella St, Moorabbin



## For Sale: Prime Man Cave Factory Space! PRICE DROP!

Price drop now in place. Down from \$480K now \$400K.

Unlock the potential of this highly sought-after factory space, ideal for your dream man cave or business venture! Spanning approximately 97sqm, this mint-condition unit is perfectly situated within a vibrant group of small factories.

### Key Features:

- **Exceptional Location:** Close to South Rd, ensuring easy access for you and your clients.
- **Space & Security:** Two dedicated car spaces on-site, 3-phase power, and a fully secure estate equipped with app-operated security cameras and a new security fire door.
- **Modern Upgrades:** Recently rewired, featuring new clear roof sheeting and a fresh coat of paint, ready for you to move in and make it your own.

Don't miss out on this amazing opportunity—properties like this go fast! Contact our agents today to schedule your inspection and secure your spot in this thriving area!

PRICE DROP NOW IN PLACE!

Measurements are approximate and should be verified.



### Price

Contact Agent for Price guide

### Property Type

Commercial

### Property ID

985

### Warehouse Area

97 m<sup>2</sup>

### Agent Details

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