



## Lot 2 Ellen Street, Penola





### Allotment 2 Ellen Street

- \* 42m x 21m x 6m - (882m<sup>2</sup>)
- \* Allotment 4443m<sup>2</sup> - 1 acre (approx)
- \* 150mm 32 MPA Heavy Duty Concrete
- \* Fully Insulated
- \* 3 Phase Power
- \* 10 & 15 amp Power Points
- \* Rest Room

This can be split in 2 to operate separate businesses from or use as a commercial storage facility.

There is a lease in place - see agent for details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	\$498,000 plus GST
<b>Property Type</b>	commercial
<b>Property ID</b>	586
<b>Land Area</b>	4,442 m <sup>2</sup>
<b>Warehouse Area</b>	882 m <sup>2</sup>
<b>Floor Area</b>	882 m <sup>2</sup>

### Agent Details

Mark De Garis - 0428 372 124

### Office Details

Penola  
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