



RARE OPPORTUNITY

HIGH EXPOSURE OFFICE/SHOWROOM/QSR (STCA)

Formerly a Westpac retail branch

This fantastic property is located on Boundary Road, a major arterial that captures a significant amount of inbound traffic. Nestled in the heart of the Braeside industrial precinct, the property boasts a prime location in proximity to residential areas of Mordialloc to the west and Edithvale to the south.

Positioned on the bustling Boundary Road, this high-profile site enjoys exceptional access, and visibility to significant inbound traffic. Nestled in the heart of Braeside's thriving industrial precinct, it offers easy connectivity to nearby residential catchments, including Mordialloc to the west and Edithvale to the south.

Previously occupied by Westpac, the property features a drive-thru canopy and is zoned Industrial 1, providing flexibility for a range of uses. Whether you're envisioning a showroom, office, retail space, medical facility, or fast food outlet (STCA), this versatile property could be the perfect fit for you.

Secure this premium location and position your business for growth.

- Site area: 1,600m²
- Building area: 185m²

Pellicano

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