



## FORMERLY A WESTPAC RETAIL BRANCH

**HIGH EXPOSURE OPPORTUNITY****Suits office, showroom or fast food drive-through (STCA)**

This fantastic property is located on Boundary Road, a major arterial that captures a significant amount of inbound traffic and neighbours a petrol station. 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.

- Site area: 1,600m<sup>2</sup>
- Building area: 185m<sup>2</sup>

Formerly a Westpac retail branch, features include a drive-through canopy. Whether you're looking to establish a new office, showroom, retail space, medical facility, or fast food drive-through (STCA), this property is a perfect fit for you.

Don't miss out on this amazing opportunity to secure a prime location for your business.

# Pellicano

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