

INDUSTRIAL 1 ZONING SUITS A WIDE RANGE OF POTENTIAL USES (STCA

HIGH EXPOSURE SHOWROOM/OFFICE/QSR OPPORTUNITY WITH DRIVE-THRU (STCA)

Outstanding Position on Boundary Road | Huge Inbound Traffic Exposure

This high-profile property offers an exceptional opportunity to position your business in one of the south-east's most dynamic commercial corridors. Situated on the busy Boundary Road, the site enjoys unparalleled exposure to inbound traffic - ideal for businesses that thrive on visibility and accessibility.

Formerly occupied by Westpac, the property is already equipped with professional infrastructure and suits a wide range of potential uses (STCA), including; office/consulting, showroom/display suite, medical/allied health, fast food/cafe/QSR, trade retail or specialty retail.

- Prominent 1,600m² site* with 185m² building area*
- Drive-thru canopy – ideal for Quick Service Retail (QSR) or customer-facing business
- Located in the heart of the Mordialloc industrial precinct
- Zoned Industrial 1 (IN1Z) – flexible use options (STCA)
- Positioned on major arterial with significant daily traffic
- Close to Mordialloc, Edithvale, and growing residential catchments
- Signage Opportunities: Excellent street frontage on Boundary Road
- Close proximity to Eastlink, Nepean Highway & other key routes

Pellicano

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