



### 159 - 161 Allingham Street Golden Square VIC

Great location on the South side of the city with good quick road access to Calder Freeway. Currently vacant premises ready to move into or lease out. Lots of potential to improve your returns.

Land area approx 3340m<sup>2</sup>

Zoning Industrial 3

Main Factory approx 520 m<sup>2</sup> with show room approx 37m<sup>2</sup>, central open plan office approx 35m<sup>2</sup>, boardroom approx 31m<sup>2</sup> Mezzanine office approx 35m<sup>2</sup>, Tea room and Male and Female toilets.

Add on Shedding approx 49m<sup>2</sup> and office approx 100m<sup>2</sup>

Front car parking for 7 cars

Auto boom gate to control access to the fully concreted rear yard and loading bay.

Potential income \$50,000 - \$55,000 plus GST and outgoings.

**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/golden-square/commercial/industrial/5764191>



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