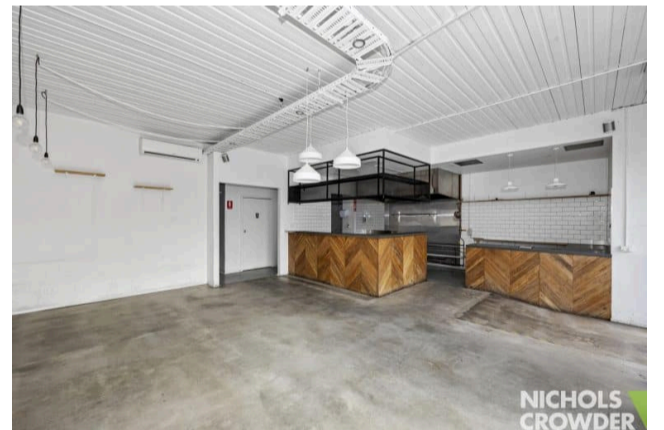
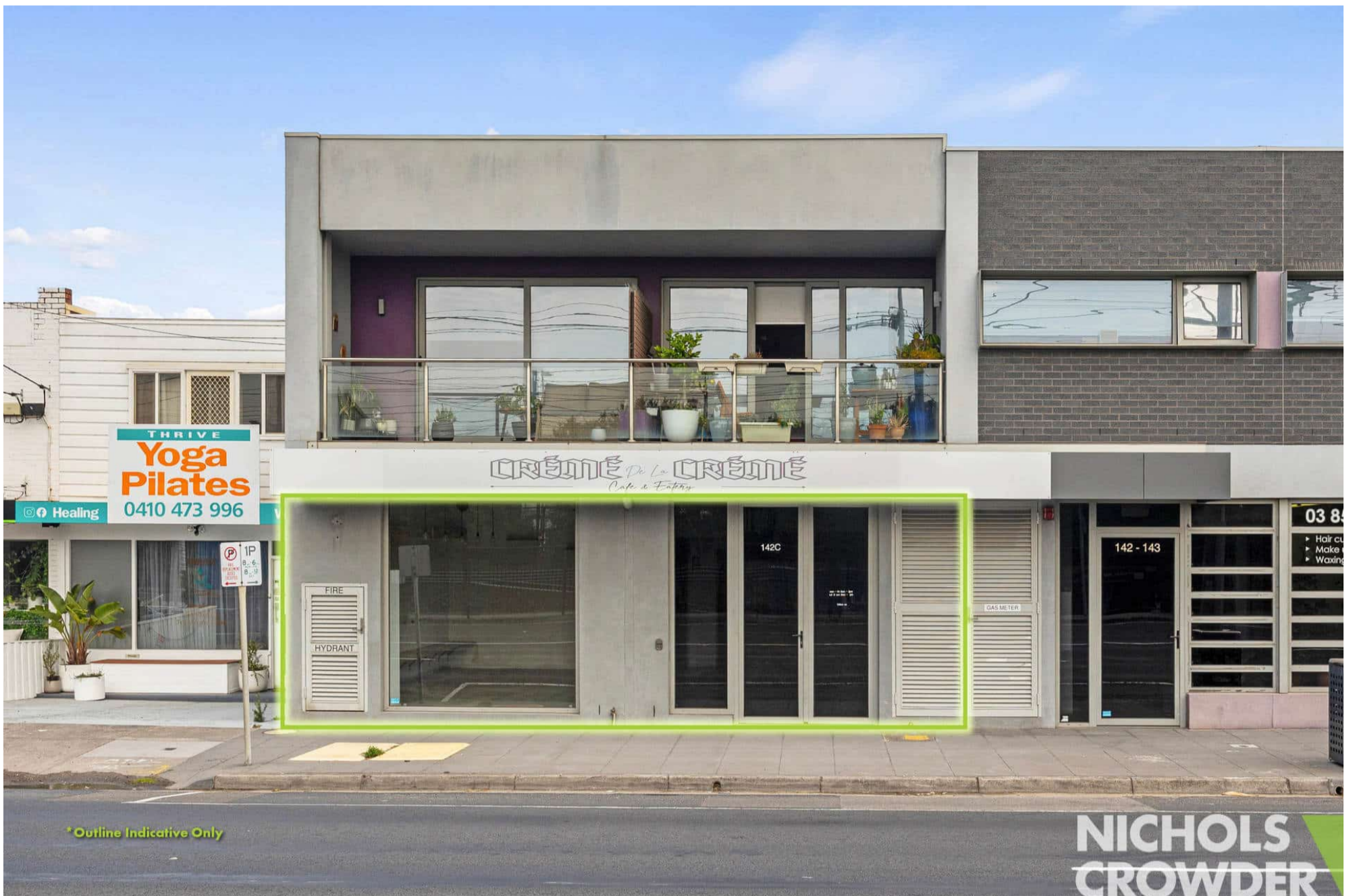


3/142C Nepean Highway, Aspendale



For Lease

High-Exposure Commercial Space – Endless Potential!

Position your business for success with this versatile commercial space, offering prime highway exposure and endless potential.

Whether you envision an office, showroom, retail store, or even a café, this dynamic space is ready to bring your vision to life.

Key features include:

- * Total building area: 95sqm *
- * Two (2) secure basement car parks
- * Modern bathroom
- * Separate storage area concealed from main floor space
- * Two (2) split heating and cooling systems
- * Industrial/ contemporary feel featuring concrete floors and a striking timber counter

- * Just moments away from Aspendale Train station and Aspendale beach
- * Three (3) phase power
- * Partial kitchen fit-out well suited for a cafe or restaurant

For further details or to arrange an inspection please contact:

David McIntosh 0407 850 909

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

2P3594

Price

Contact Agent

Agents

David McIntosh
0407 850 909
davidm@nicholscrowder.com.au

Nichols Crowder Moorabbin

03 9559 3888
request@nicholscrowder.com.au

nicholscrowder.com.au

Nichols Crowder Moorabbin, 358 South Road, Moorabbin VIC 3189

E & O. Whilst every care has been taken in producing the above information, no warranty is given or implied as to the accuracy. Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.