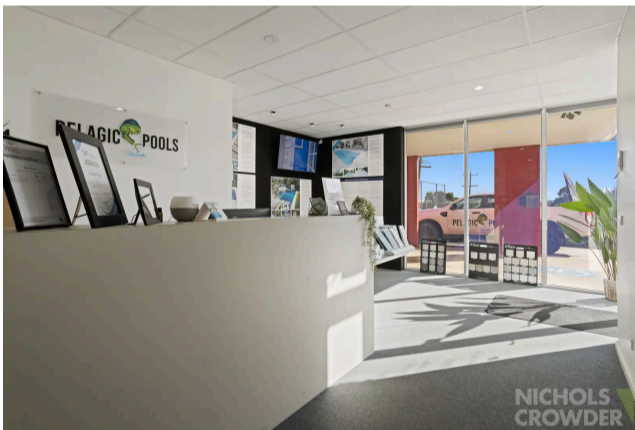


Unit 1/15 Kenji Street, Mornington



For Sale

Bayviews - Best Unit In Complex

Nichols Crowder is proud to present this exceptional office/warehouse offered for sale with vacant possession available this year, providing a rare opportunity for owner-occupiers and investors alike to secure one of the best-positioned unit within the complex.

Rare bay views from the first-floor office, the property offers excellent street appeal, strong signage exposure and a highly functional floorplan suitable for a wide range of uses.

The flexible sale structure provides a unique advantage to purchasers. The property is currently leased on a short-term basis, with the tenant having provided notice to vacate by 19 October 2026 and indicating a willingness to vacate earlier if required.

This allows the property to be purchased as a going concern, meaning GST is not applicable to the purchase price, providing immediate upfront savings to buyers.

Downstairs comprises a professional showroom/reception area complete with built-in reception desk and amenities, flowing through to

the clear-span warehouse area.

Upstairs features an additional kitchenette, enclosed glass office and open-plan meeting area, all complemented by impressive bay views.

Key features include:

- * Building area: 265sqm*
- * Includes 70sqm* first-floor office
- * Four allocated car parks on title
- * Bay views from first-floor office
- * Excellent street appeal and signage opportunities
- * Vacant possession available this year
- * Currently returning \$42,182 p.a + GST + Outgoings
- * No GST payable on purchase price
- * Clear-span warehouse
- * Container-height roller door
- * 3-phase power
- * Upstairs and downstairs office/showroom areas
- * Additional upstairs kitchenette
- * Enclosed glass office and open-plan meeting room, built in reception desk

For further information or to arrange an inspection, please contact the listing agent.

DISCLAIMER:

* All information and measurements are approximates. Please refer to Contract of Sale and/or Lease documentation. All images 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

3P6448

Price

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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.