



**firstnational**  
COMMERCIAL | Tim Farnan

49 West Esplanade, St Albans VIC 3021

## Versatile Freehold

With access to two Streets this high clearance building is suitable for both owners occupiers or investment. Includes 3.2+ gantry crane. Suitable for light industrial use, retail premises, church, community or recreation or office uses. (STCA). Inspect by appointment only. Terms: 10% deposit, balance 60 days. Prior Offers Considered.

Land Area: 465 sqm approx.

Building Area: 330 sqm approx.

Zoning: Industrial 3

Industrial  
FOR SALE



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