



**198/248-266 Osborne Avenue, Clayton South VIC 3169**

## MODERN WAREHOUSE WITH EXCELLENT HEIGHT

- Total building area 151m2\*
- Comprising container height warehouse and small front office area
- On-site parking for three cars
- Electric container height roller door and alarm system
- Secure estate with security gates
- Monthly tenancy in place returning \$16,000 plus GST P/A with tenant paying all outgoings

\$330,000 + GST (if applicable)

Ryan Amler 0401 971 622  
George Kelepouris 0425 798 677

Industrial  
FOR SALE

151sqm

**Ray White**

**Ryan Amler**

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