



**173/248-266 Osborne Avenue, Clayton South VIC 3169**

## DOUBLE YOUR INVESTMENT DOLLAR

Ray White Commercial Victoria is delighted to present to one lucky purchaser this great investment opportunity with two separate tenants in place. Don't miss out on your chance to secure a modern industrial property located in Grange Industrial Park Clayton South. The estate has after hours security access and is in close proximity to major arterials including East Link, Peninsula Link and the Monash Freeway/Citylink.

### Property Details:

- Total lettable area 354m2 approx.
- Current rental income \$38,000 p/a approx.
- Security of two separate tenants
- Quality location with excellent transport access
- Perfect SMSF investment
- Excellent wareho

Industrial  
FOR SALE

354sqm

**Ray White**

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