



10 Marion St, Coburg North

PROMINENT COBURG FREEHOLD

NSL Property Group and Killen Thomas are pleased to present 10 Marion Street Coburg North, For Sale.

This purpose fitted food production building of 400 sqm* comprises office and warehousing with solid fundamentals and is ripe for improvement or development (STCA).

It is positioned in an established and exclusive industrial precinct only minutes from Gaffney Street.

The property is surrounded by high profile occupants including Coburg North Shopping Village, Coles, Coburg Bunnings, Lincoln Mills Homemaker Centre and Coburg North Primary School.

It is also 4 kms from Northland Shopping Centre, which features 330 specialty stores incorporating approximately 96,200 sqm of retail space.

Key Features include:

- Total land area: 561 sqm*
- Building area: 400 sqm*
- Includes Offices and Warehouse
- Fully fitted commercial production facility with cool rooms and storage panels.
- Grease traps
- 4 on site car parks
- Flexible Industrial 3 zoning
- Roller shutter door
- Over 10 metre* frontage to Marion Street
- Occupy, invest, or develop (STCA)
- Available Now

4 561 m2

Price	Contact Agent
Property Type	Commercial
Property ID	45
Land Area	561 m2
Office Area	70 m2
Warehouse Area	330 m2

AGENT DETAILS

Guy Naselli - 0413 750 744

OFFICE DETAILS

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