



1 Merchant Avenue Thomastown, VIC

**THE PLACE TO BE SEEN!**

This well presented, substantial office with warehousing, is now available!

Located in a sought after commercial / industrial pocket and with Industrial 1 Zoning, this property would suit all businesses with a strong sales or estimating focus.

**Features:**

- Close to Ring Road and Settlement Road
- Building 574 m2 (including offices and mezzanine)
- Zoning Industrial 1
- 4 Car spaces
- Container height panel door
- 3 Phase power
- VERY good amenities
- AVAILABLE NOW!

**Council Rates:** \$0.00 p/q  
**Water Rates:** \$0.00 p/q  
**Strata Rates:** \$0.00 p/q



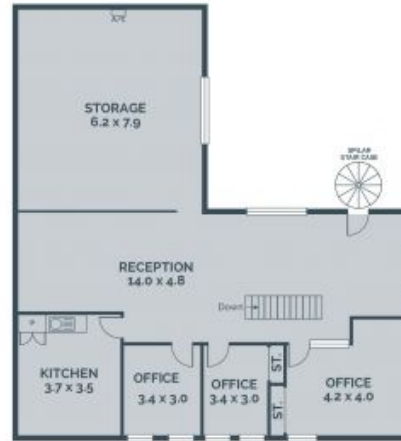
**Michael Sabelberg**  
 0450 554 317  
 michael.s@lovere.com.au



**Branko Agatanovic**  
 0448 035 565  
 branko.a@lovere.com.au



GROUND



MEZZANINE

Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

LOVE & CO

LOVE & CO

1 Merchant Avenue

Thomastown, VIC