







Flexible Investment or Occupier Opportunity in Prime Industrial Precinct

Flexible Investment or Owner-Occupier Opportunity in Prime Industrial Hub

Looking for a smart commercial investment or the ideal premises for your own operation?

Welcome to 5/2 Brooke Court, Melton — a quality, high-clearance factory/warehouse in one of Melbourne's most tightly held industrial precincts. This adaptable space is currently leased, delivering reliable income with strong future potential.

Currently returning \$33,000 per annum, the property offers a solid 4.5% yield, with the added benefit of future flexibility for owner-occupation. Its high-clearance design, office fitout, and strategic location make it well suited for a range

220 m2

Price \$725000.00

Property Type Commercial

Property ID 2082

Land Area 220 m2

Office Area 10 m2

Warehouse 210 m2

Area

Agent Details

Ross Cooper - 0409 325 411

Office Details

Commercial
24A Kanowna St
Williamstown, VIC, 3016
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of industrial or business uses.

- Land Area: 220m² (approx.)
- Zoning: Commercial / Industrial
- Warehouse: Functional, high-clearance space with generous floor area
- Office Fit-Out: Modern amenities and flexible configuration
- Access: Excellent connectivity to major roads and transport links
- Parking: 4 dedicated car spaces + ample visitor parking
- Security: Gated complex in a well-maintained development

Whether you're an investor looking for secure income with strong growth potential, or an owner-occupier planning ahead — this is an opportunity that ticks all the boxes.

□ Contact Ross Cooper today to discuss the sale or arrange
 □ a private inspection of 5/2 Brooke Court, Melton.

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