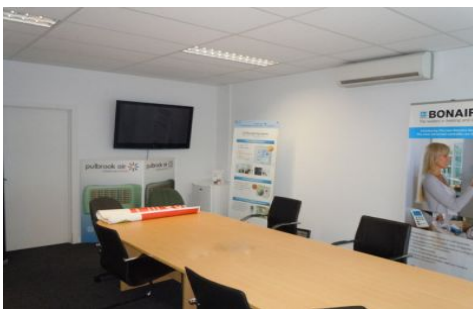




# CRABTREES

REAL ESTATE



## 8/40 Ricketts Road MOUNT WAVERLEY VIC

Exceptional office warehouse in arguably the best location in the South East of Melbourne.

696sqm approx

Features:

- \* Occupy or invest
- \* Includes A/C offices of approximately 191sqm
- \* Functional warehouse of 505sqm approx
- \* 2 container height roller shutter doors
- \* Excellent internal clearance from 7.8m to 8.4m

**Price** : Sale: in excess of \$1.2 million or Lease : \$87,500  
**Building Size** : 696 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/mount-waverley/commercial/industrial/5861698>

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.