



### 3 Phoenix Court Braeside VIC

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Crabtrees Real Estate are pleased to present 3 Phoenix Court, Braeside for sale via Public Auction on Thursday 11th November at 1pm.

This rare hard to find modern office warehouse with front and side loading access provides the perfect owner occupier or investor opportunity.

Features Include:

- + 1,100sqm total building area
- + Includes 255sqm total office area
- + High clearance warehouse of up to 7m
- + Two container height roller doors

**Price** : CONTACT AGENT  
**Building Size** : 1100 sqm  
**Land Size** : 2327 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/braeside/braeside/commercial/industrial/6652628>



**Chris McKenzie**  
(03) 95678888



**Andrew Loudon**  
(03) 95678888