



12 Graham Court Pakenham VIC

Crabtrees Real Estate in conjunction with CBRE are delighted to offer to the market for Sale 12 Graham Court, Pakenham.

This prime opportunity is perfect for investors or owner occupiers looking to acquire a facility fitted with 2 overhead gantry cranes which provides a modern office & warehouse premises with a total floor area of approximately 921 sqm.

Property Features

- + Warehouse area: 711 sqm
- + Well appointed office area: 210 sqm
- + Lease expiring April 2024 returning \$100,000 per annum plus GST and Outgoings
- + Land holding of 1,920 sqm
- + 160 amps of power

Price : \$1,990,000
Building Size : 921 sqm
Land Size : 1920 sqm
View : <https://www.crabtrees.com.au/sale/vic/south-east/pakenham/commercial/industrial/7484497>



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