



## 199-209 Shannon Avenue GEELONG WEST VIC

Outstanding redevelopment potential on busy arterial road. 6 titles provides opportunity for a variety of possibilities. Land area 1335m2 approx with 38m frontage to Shannon Ave. Total building area of 770m2 approx. Ample rear parking on this large allotment. Currently leased until 05/04/2010 at \$88,800PA plus GST and OG. Collect the rent while planning your future. Zoned Business 1. Enquiries: Peter Maxwell 0418 521201, Don Hough 0408 356678 or Neville Richards 0408 035424.

<b>Type</b>	: Offices
<b>Building Size</b>	: 770 sqm
<b>Land Size</b>	: 1335 sqm
<b>View</b>	: <a href="https://www.maxwellcollins.com.au/sale/vic/geelong-district/geelong-west/commercial/offices/7454462">https://www.maxwellcollins.com.au/sale/vic/geelong-district/geelong-west/commercial/offices/7454462</a>