

# Falk & Co



## 196 Koroit Street Warrnambool VIC

If you're on the lookout for your business' dream location - 196 Koroit Street Warrnambool is a must see!

This high profile premises is located within the heart of one of Warrnambool's strongest performing retail strips with consistently low vacancy rates and even features ocean glimpses from the board room.

Options are plentiful for this recently renovated commercial property - the open plan structure allows for easy conversion to whatever suits your needs.

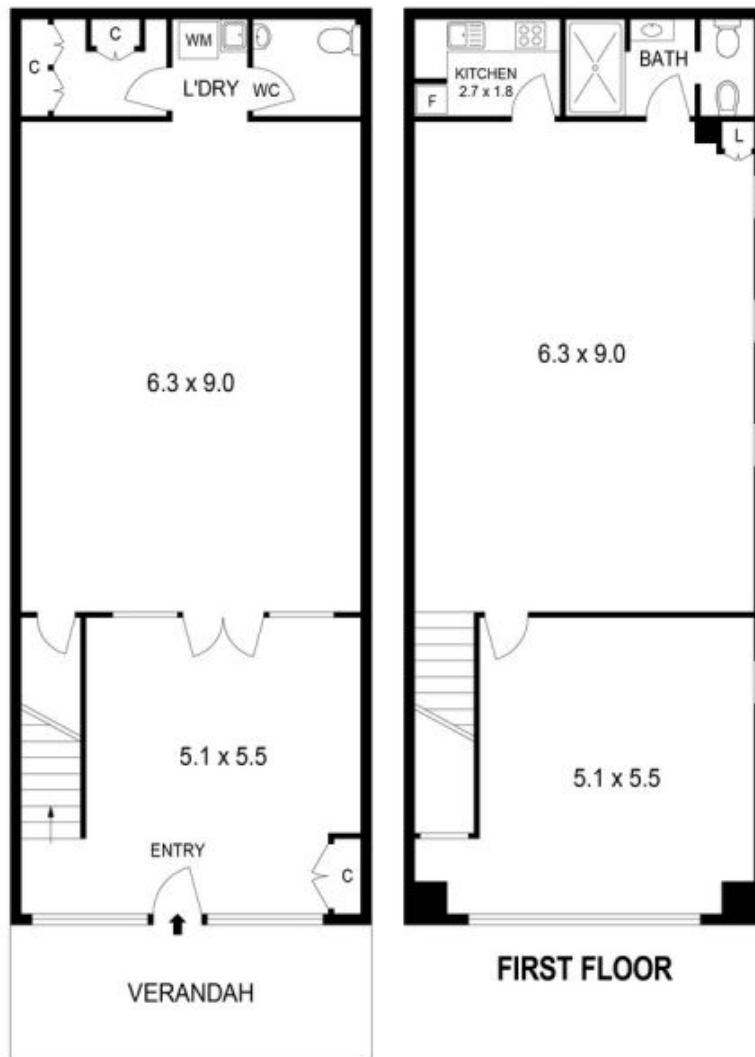
Located a short stroll to the Hospital, Police Station, Court House, main shopping precinct and this highly versatile property is suited to investors, owner occupiers and developers (STCA).

<b>Price</b>	: \$52,000
<b>Building Size</b>	: 220 sqm
<b>Land Size</b>	: 110 sqm
<b>View</b>	: <a href="https://www.falk.com.au/lease/vic/warrnambool-port-fairy/warrnambool/commercial/offices/7713705">https://www.falk.com.au/lease/vic/warrnambool-port-fairy/warrnambool/commercial/offices/7713705</a>



**David Falk**  
03 5561 1677

217 KOROIT STREET, WARRNAMBOOL, VIC



**GROUND FLOOR**

**FIRST FLOOR**

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