

Falk & Co



219-223 Koroit Street Warrnambool VIC

A unique opportunity to acquire one Warrnambool's newest office buildings located in the heart of the CBD, built in 2012 designed by BDH Construction and designed by Mathew Morse Architect of Warrnambool.

The building is a two story multi office block, currently divided in to four Leases all under new Leases as of 2023. 219 Koroit Street is occupied by Maddens Lawyers encompassing 1039sqm over two floors with lift access to the first floor and basement carpark. 223 Koroit Street is divided in to three leases being Falk & Co Real Estate 100sqm, Wellway's 131sqm and Maddens Lawyers 165sqm offering a kitchen and toilet facilities including disabled.

The building includes a basement carpark for 21 vehicles and 12 carparks outside, currently returning \$322,510.00

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 Price | : Contact Agent || **Building Size** | : 1465 sqm |
| **Land Size** | : 2045 sqm |
| **View** | : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/commercial/offices/7961051> |


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