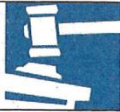


Modern corner lot in top spot to suit range of uses

On the Block



MARISSA LAGUE

CRI Property Solutions is marketing a building at 365 Victoria Road in Malaga, the gateway to the suburb's commercial CBD, to be sold with vacant possession for an asking price of \$5.5 million, excluding GST.

The property offers a high-profile development with good access and about 30,000 vehicles passing by each day.

Potential short-term leases are available.

CRI Property Solutions managing director Paul Sherlock said the location and improvements made the property suitable for a multitude of uses. It would suit either investors or an owner-occupier.

The property occupies a 5376sqm corner site with extensive frontage to Malaga Drive and Victoria Road.

The improvements, carried out in 2007, created a modern, flexible, office/showroom/warehouse comprising a 7m truss warehouse of around 1682sqm which could be divided into smaller areas. The adjoining showroom, also subdividable, has a similar truss height and an area of about 832sqm, providing a net lettable area of about 2514sqm.



Flexible space: CRI Property Solutions is selling 365 Victoria Road, Malaga.