



### 6430 Great Alpine Road Eurobin VIC

7 🚗

This large (approximately 380m<sup>2</sup>) commercial building has the potential to set up a range of businesses, possibly a cafe with local produce for sale. Large open space of 230m<sup>2</sup> is a blank canvas. To the side a small area of approximately 70m<sup>2</sup> is made up of two display rooms or office spaces, plus kitchenette room, utility room and toilets. The grounds have a ton of room for parking and there is also an outdoor gazebo. The garden around the building gives an appealing outlook. There is three-phase power connected on site, hot water service and storeroom area as well.

Open to negotiable, as the owner is willing to review any ideal situations. Inspection is must.

**Price** : Open to offers  
**Building Size** : 380 sqm  
**View** : <https://www.dickensrealestate.com.au/lease/vic/north-eastern/eurobin/commercial/industrial/8010811>



**Kylie Wickham**  
03 5755 1307



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

6430 Great Alpine Road Eurobin