




For Sale

 523.0m²

Versatile Industrial Warehouse in Prime Mildura

Positioned within Mildura's established commercial and industrial precinct, 57 Ninth Street offers an outstanding opportunity for owner occupiers, investors, or growing businesses seeking a well located and highly functional industrial property.

Set on approximately 523m² of land, the property features a substantial clear-span workshop of approximately 24.4m x 13.6m, providing flexible space suitable for warehousing, storage, manufacturing, trade operations, mechanical businesses, or commercial use.

The property also includes front office/reception areas, additional utility rooms, and bathroom amenities, creating a practical setup ready for immediate occupation or future enhancement.

PRICE

\$650,000 - \$715,000

ADDRESS

57 Ninth Street, Mildura, VIC 3500

AGENTS

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 **Professionals**

Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

