

Address available on request, Colac East, Vic 3250

Residential Land For Sale

Thursday, 13 June 2024



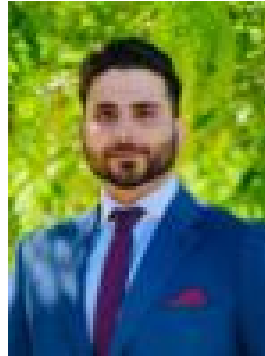
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Area: 3 m2

Type: Residential Land



Bobbi Brown



Muhammad Waqas
0423109099

Contact Agent

Discover a rare opportunity to acquire approx. 8.7 acres of prime industrial land in Colac's coveted Industrial 1 Zone. Ideally located within the Ottaway Shire Council's industrial precinct, this property boasts two separate titles and dual street frontage, offering unparalleled visibility and access. With its expansive area, this property is a haven for diverse industrial uses, including manufacturing, warehousing, and distribution (STCA). Its strategic location ensures seamless connectivity to major transportation routes like Princess Highway, streamlining logistics and supply chain operations. The Industrial 1 Zone classification provides flexible zoning for various commercial activities (STPA), while the proximity to essential infrastructure enhances operational efficiency, offering a reassuring advantage. The Colac region is on the brink of significant growth, driven by the Colac 2050 Growth Plan, which envisions the development of over 1,000 new homes. This thriving industrial sector positions the property as an ideal choice for business expansion and long-term investment. The supportive Ottaway Shire Council further enhances the area's appeal, fostering a business-friendly environment that nurtures industrial development. For further details or to request a Vendor Statement or Contract of Sale, please get in touch with our exclusively appointed agents: • Muhammad Waqas 0422 424 371 Waqas@victorialandagents.com.au • Bobbi Brown 0420 710 005 Bobbi@victorialandagents.com.au Take advantage of securing significant industrial land in Colac's premier zone, which is perfect for future growth and success. Interested parties are encouraged to conduct their due diligence before submitting any proposals. Disclaimer: Dimensions are approximate and provided for informational purposes only and do not constitute a formal representation. For the latest Due Diligence Checklist, please visit: <http://www.consumer.vic.gov.au/duediligencechecklist>.