



**KATE DONALDSON**  
— REAL ESTATE —



### 2/5 Kolora Road Heidelberg West VIC

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This well presented Factory situated in a small industrial development provides approximately 85m<sup>2</sup> of factory floor space in addition to approximately 25m<sup>2</sup> mezzanine office space. Both are commercially suitable for small business and great for owner occupier or investment opportunities and are located in the well sought after Heidelberg West commercial/ industrial precinct. With a kitchenette, toilet and office space mezzanine it suits a variety of demographic tenants. Currently leased till 2024 with another 2 year option

**Price** : \$470,000 - \$500,000  
**Building Size** : 110 sqm  
**View** : <https://www.katedonaldsonrealestate.com.au/sale/vic/north/heidelberg-west/commercial/industrial/7663029>



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