



48 Ocean Beach Road WOY WOY

Prominent Corner Position Woy Woy

Area m²: Office: N/A
Warehouse: 1,300
Total: 1,900

\$/m²: \$1,184

Sale Price: \$2,250,000 + GST

GST: Exclusive

Parking: 10

Contact:

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Location:

The subject property enjoys a prominent position on busy Ocean Beach Road, right on the roundabout on Rawson Road, opposite the Shell Service Station.

Description:

Land area 1,821sqm approximately.

The front retail area is currently leased to Inspiration Paints. Directly behind this there is a large regular shape manufacturing/warehouse area of 1,300sqm with very high internal clearance of 8.5M.

Lots of roller shutter access points and 3 phase power with a large multilevel mezzanine/office structure.

Plenty of parking and signage opportunities.

Please note that the rear wall, side walls and roof have been constructed of asbestos.

Opportunities like this in Woy Woy are hard to find - don't miss out!

- Plenty of parking
- 3 phase power
- Development potential