



3/33 Orient Street, Batemans Bay

Why Lease when you can own!

Imagine buying a commercial space and paying off your own mortgage instead of someone else's.

A perfectly placed space of 62sqm situated in the CBD of Batemans Bay. Everything you could possibly need is in walking distance such as banks, real estate agencies, coffee shops, and multiple grocery stores.

Want that cheeky beverage after work? Why not walk to the Batemans Bay Soldiers Club or meet your friends at any of the licenced venues just down the road.

For many years this space was a tattoo parlour which progressed to the last 10+ years or so being a body piercing and cosmetic tattooing shop, which also sold clothing and jewellery. The previous business owner retired after 20 years and the establishment is currently vacant. Find a tenant or set up your own business. The space is easily convertible and would suit all kinds of situations. The current fit out has two sinks in situ and the potential for a third (already plumbed), which would be perfect for a beautician, therapist, masseuse, hairdresser, cosmetic clinic, nail tech business etc.

There is already one change room and shelving units built in, but the two piercing rooms could easily be converted to accommodate more change rooms.

Be the owner of your own ambition or build your portfolio.

FOR SALE
\$385,000

BUILDING AREA
62sqm

AGENTS

Karen Herrick
0417 990 014
karen.herrick@ljhooker.com.au

AGENCY

LJ Hooker Malua Bay
(02) 4471 2344

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Contact me now to book an inspection.

MORE DETAILS

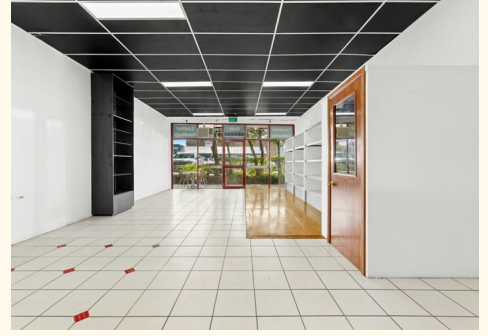
Property ID	MB7F9Z
Property Type	Retail Medical/Consulting Offices
Building Area	62 m2

Karen Herrick 0417 990 014

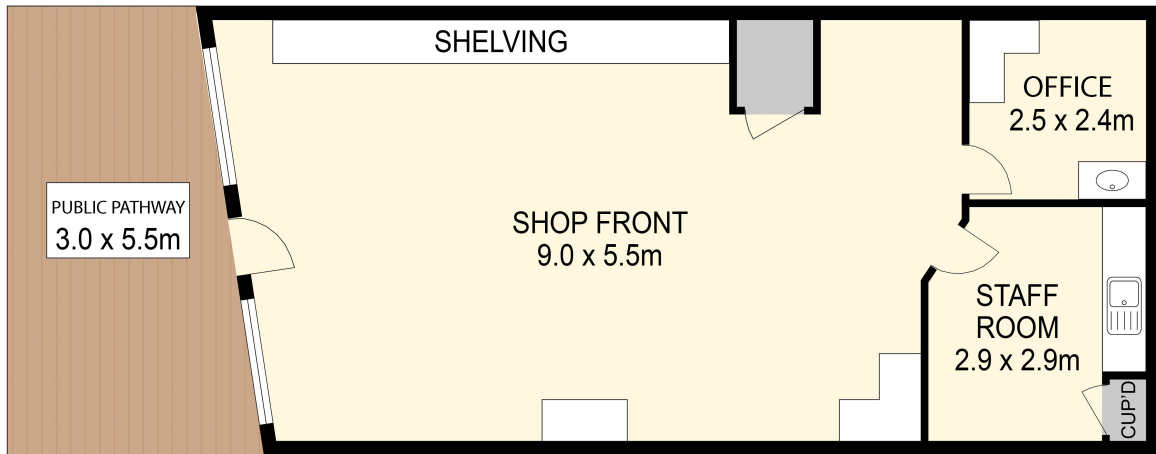
Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent | karen.herrick@ljhooker.com.au

LJ Hooker Malua Bay (02) 4471 2344

Shop 1, 4 Kuppa Avenue, MALUA BAY NSW 2536
maluabay@ljhooker.com.au | maluabay@ljhooker.com.au



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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