



## Moruya, 10 Page Street

Unique Commercial property with Heritage Charm!

Commercial premises: Zoning E1.

Land size: 613 sqm.

Leased Spaces: 51m2 -\$400 per week, 18m2 -\$200 per week.

Vacant space: 74 m2 (unrenovated).

Heritage-listed property. Former Power House C. 1925.

Instant rental income: Two spaces already leased with a combined annual income of \$31,200.

Potential for expansion: 613 m2 of land size provides room for growth or redevelopment and provides plenty of parking.

Heritage charm: Preserving the historical character adds unique value.

Investors: Secure a steady income with existing leases and unlock the potential of the unrenovated space.

Business owners: Establish or expand your venture in a distinctive heritage setting.

Developers: Capitalise on the E1 zoning and heritage appeal of a valuable project.

### For Sale

\$825,000 + GST if applicable

### Building Area

143sqm

### Contact

**James Hamilton**

0408 135 553

[jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)



**LJ Hooker Moruya**  
**(02) 4474 4433**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	ECTGT2
<b>Property Type</b>	Retail
<b>Building Area</b>	143 m <sup>2</sup>
<b>Land Area</b>	613 m <sup>2</sup>

**James Hamilton 0408 135 553**

Licensed Real Estate Agent | [jhamilton.moruya@ljhooker.com.au](mailto:jhamilton.moruya@ljhooker.com.au)

**LJ Hooker Moruya (02) 4474 4433**

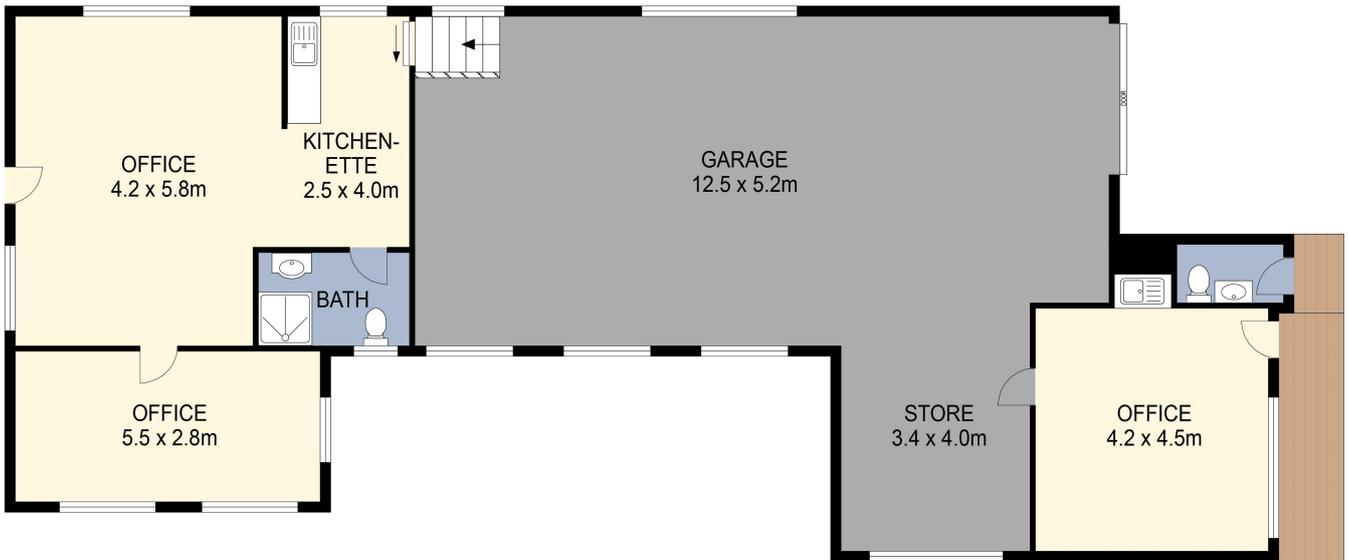
41 Vulcan Street, MORUYA NSW 2537

[moruya.ljhooker.com.au](http://moruya.ljhooker.com.au) | [moruya@ljhooker.com.au](mailto:moruya@ljhooker.com.au)



**LJ Hooker Moruya**  
**(02) 4474 4433**

**Disclaimer:** 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.



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



10 Page Street, Moruya



LJ Hooker Moruya  
(02) 4474 4433

**Disclaimer:** 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.