








Atherton

# COMMERCIAL SHED/WORKSHOP WITH 3-BEDROOM RESIDENCE ABOVE

A versatile commercial opportunity combining substantial workshop space with the convenience of residential accommodation upstairs.**

Ideal for a tradesperson, contractor, small business or operator requiring generous shed and workshop facilities, this unique property offers the added advantage of a self-contained three-bedroom unit above.

The large commercial shed/workshop provides excellent scope for a range of business uses, with ample space for equipment, storage and day-to-day operations.

Upstairs, the property features a three-bedroom residential unit, providing convenient on-site accommodation and making this an appealing option for an owner-operator or business requiring a combined work and living solution.

Property Highlights

- Large commercial shed/workshop

**FOR LEASE**
$7000 per month + GST + rates

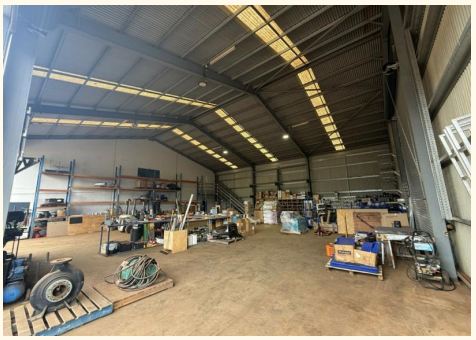
**BUILDING AREA**
442sqm

**AGENCY**
LJ Hooker Atherton
(07) 4091 3144

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

- Generous space for business operations and storage
- Three-bedroom residential unit located upstairs
- Convenient combined commercial and residential setup
- Ideal for trades, contractors and similar businesses
- Opportunity to operate your business with accommodation on site
- Flexible premises with excellent practical potential
- Showroom 87m2
- Shed 335m2
- Yard 1932m2
- Upstairs 108m2
- Total Block 2,375m2





Properties offering this combination of commercial workspace and residential accommodation are rarely available.

Contact LJ Hooker Property Plus today for further information or to arrange an inspection.

All proposed uses and residential occupation are subject to the property's existing approvals, zoning and relevant authority requirements.



## MORE DETAILS

| | |
|---|---|
| Property ID | T11F1S |
| Property Type | Industrial/Warehouse |
| Building Area | 442 m2 |
| Land Area | 2375 m2 |





**LJ Hooker Atherton (07) 4091 3144**
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