



## Batemans Bay, 40 Gregory Street

Industrial/Commercial opportunity like no other

This incredible free standing, double brick and colourbond building is absolutely immaculate and showcases a lot of important features that a variety of businesses would find desirable including

- A large workshop area of 232sqm ( including large mezzanine storage area) with kitchenette and bathroom
- A front reception area that includes a large foyer/showroom area, office and amenities
- 4.6m high roller doors with large vehicle/truck access to them
- A concrete wash down area and oil separator
- Workshop and outside has 10 power points with 3 phase power
- Compressed air line piping throughout
- Painted concrete floors
- Fully fenced with new fences and gates.
- Close to highway, good drive by exposure, Approx 1.3km from main street Batemans Bay
- Building has current BIC and Fire cert

### For Sale

By Negotiation

### Building Area

383sqm

### Contact

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**LJ Hooker Malua Bay**  
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**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.

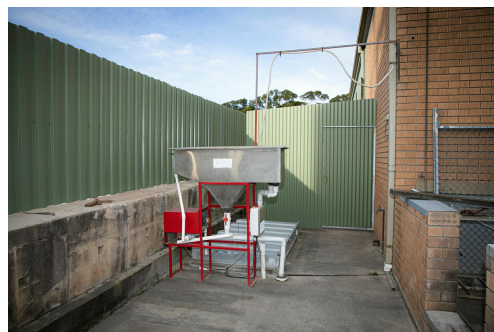
- First time offered in 20 years

## More About this Property

Property ID	MCGF9Z
Property Type	Industrial/Warehouse
Building Area	383 m2
Land Area	935 m2

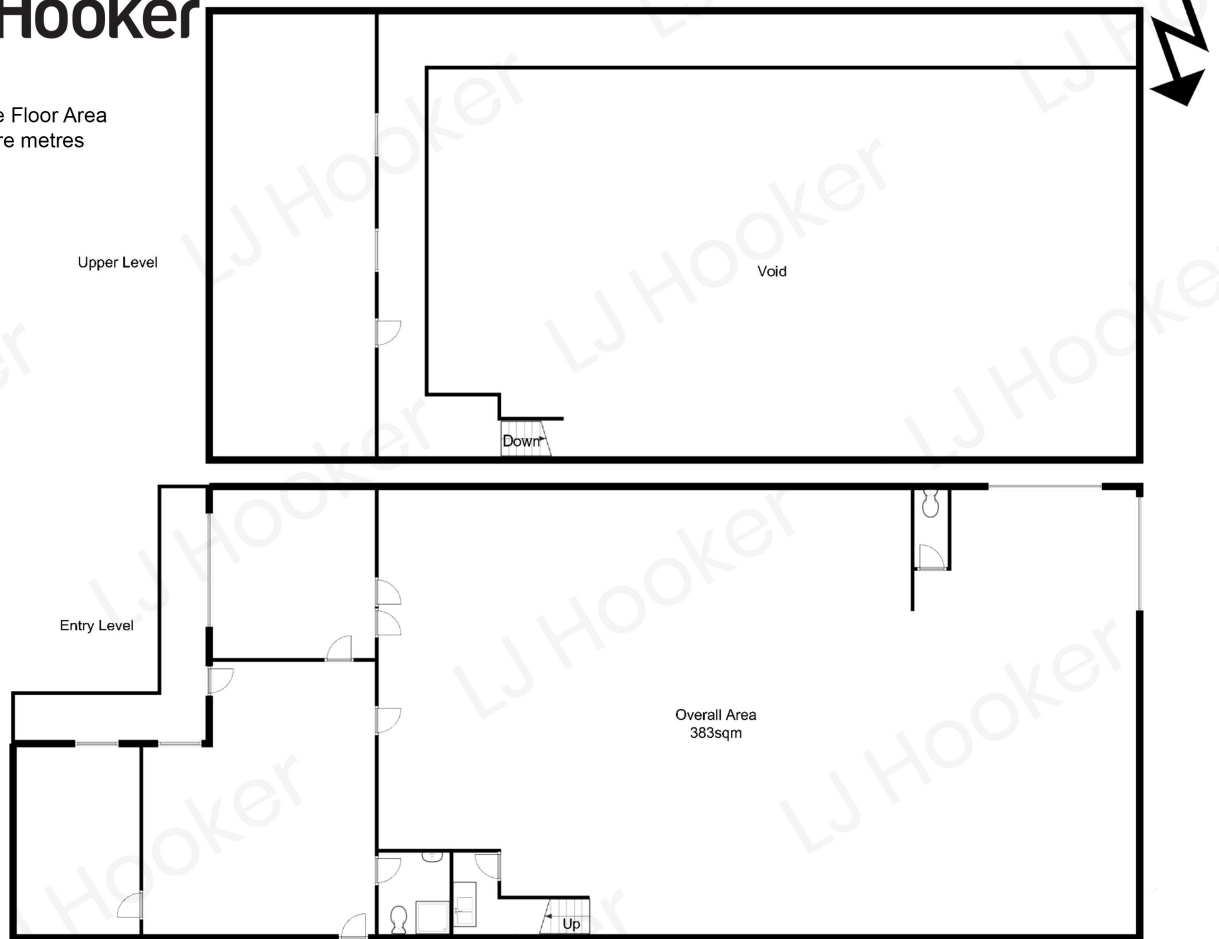
**Karen Herrick 0417 990 014**  
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Approximate Floor Area  
383 square metres



All measurements are approximate and are intended as a guide only