

Moruya, 19-21 Shelley Road

Industrial Premises

Site area 4040m² in two lots. Approximately 1700m² lettable space, including office, reception, kitchenette and lunch room with bathrooms and shower.

Large enclosed sheds or workspace plus 8 open bay truck storage. Truck wash bay and weigh station. Lockable site area is very secure.

Half the site is currently tenanted at \$55,000 pa + GST + outgoings.

North Moruya Industrial Area with corner exposure and easy access to Princes Highway. 300k to Sydney, 170k to Canberra and 720k to Melbourne.

Asking \$2,300,000 plus GST if applicable.

For Sale

\$2,300,000 + GST if applicable

Building Area

1,700sqm

Contact

James Hamilton

0408 135 553

jhamilton.moruya@ljhooker.com.au



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.

LJ Hooker Moruya
(02) 4474 4433

More About this Property

Property ID	EF3GT2
Property Type	Industrial/Warehouse
Building Area	1700 m ²
Land Area	4060 m ²

James Hamilton 0408 135 553

Licensed Real Estate Agent | jhamilton.moruya@ljhooker.com.au

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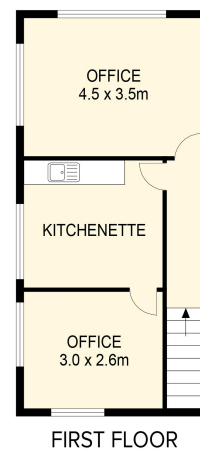
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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