



3 Beeton Parade, Taree

## For Sale &ndash; Industrial Shed with Vacant Possession

An excellent opportunity to secure a versatile industrial property in a tightly held area with near-zero vacancy rates.

Positioned on an approximately 683m<sup>2</sup> block, this steel-framed shed offers a generous 288m<sup>2</sup> (aprox) of functional workspace, currently set up as an automotive workshop. Key features include:

- 35m<sup>2</sup> mezzanine level for additional storage or office use
- Three roller doors providing excellent access, including rear entry
- Loading dock for efficient goods handling
- Brand new 14kW solar system installed on the roof
- Office and amenities area with dual toilets
- Concrete flooring with sump pit and air compressor plumbing

**FOR SALE**  
\$565,000 + GST

**BUILDING AREA**  
288sqm

**AGENTS**  
Amanda Tate  
0427 539 991  
atate@ljhtaree.com.au

**AGENCY**  
LJ Hooker Taree  
(02) 6552 1133

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**

- E4 General Industrial Zoning

With its flexible layout and practical features, this property suits a wide range of industrial uses beyond automotive.

Offered with vacant possession and priced at an affordable \$620,000 + GST, this is a rare opportunity in a high-demand location.

Call us today on 02 6552 1133 to arrange an inspection.

### MORE DETAILS

Property ID	1RJUF7G
Property Type	Industrial/Warehouse
Building Area	288 m2
Land Area	683 m2

**Amanda Tate 0427 539 991**

Managing Director & Licensee in Charge | [atate@ljhtaree.com.au](mailto:atate@ljhtaree.com.au)

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