

28 Sydney Street, Mogo

## Artisan Heaven

Here is something for the person that wants an opportunity and is looking outside the square!

In the artistic tourist village of Mogo, with 244 sqm of commercial/retail space, on approx 800sqm of land is an art gallery looking for its new owner! this building gives your business prominence in position receiving volumes of foot traffic and major highway exposure. The commercial building is designed to be split into 3-4 different spaces...you could be leasing out all 3 separately! the front gallery has a massive area, then there is the framing area which again could be a separate business space, and off that again is an extra large double garage space, which locks off from the adjoining buildings and could potentially be leased to someone for storage or another business that could operate from that style of space. The current building has a kitchenette, shower and toilet, is well insulated, 6.6kw of BTG solar, extra high roller doors on the garage area, 22,500 lt tank and separate entries for all 3 areas as well as parking up the side. The gallery space can be closed off again creating a 4th smaller room, also with its own access, which would suit someone that needs a work area as well as an exhibition area. Also the potential of expansion on that building is a possibility including increasing its footprint or perhaps going up a level (STCA). It would suit a plethora of businesses from arts and crafts to retail to

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**FOR SALE**  
\$949,000

**VIEW**  
By Appointment

**AGENTS**  
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Rob Routledge  
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**AGENCY**  
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 **LJ Hooker**

beauty or medical services.

You also have the option to purchase a subdivided DA approved block ( approved for a 5 Bed 5 Bath guest house) as well as the gallery if you so wish, price on application for the combined lot. Inspections are by appointment only.

## MORE DETAILS

Property ID	MBUF9Z
Property Type	Other
House Size	244 m2
Including	Air Conditioning Toilets (1) Alarm Workshop Solar Panels Water Tank DA approval for 5 brm house 6.6KW Solar

BTG land sub division commenced

### **Karen Herrick 0417 990 014**

Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent | [karen.herrick@ljhooker.com.au](mailto:karen.herrick@ljhooker.com.au)

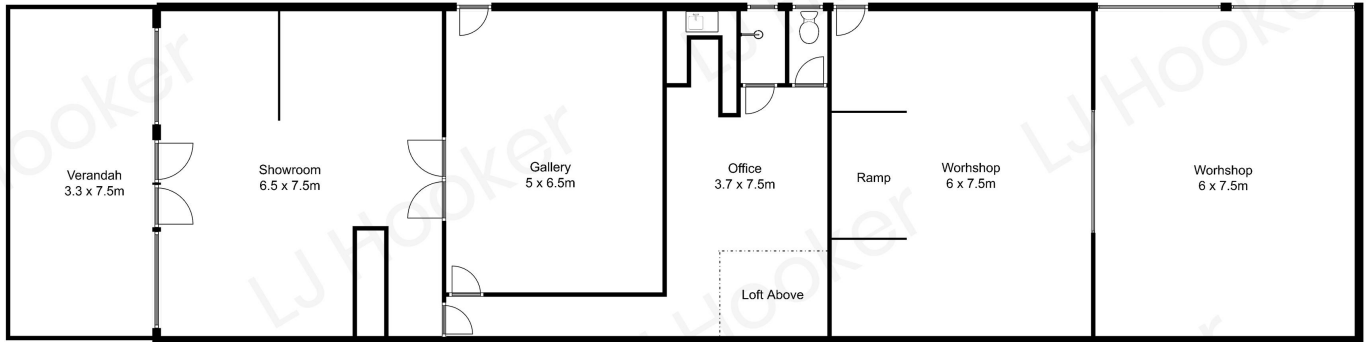
### **Rob Routledge 0414 235 976**

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All measurements are approximate and are intended as a guide only

