

15A Potato Point Rd, Bodalla







Rent or Buy Options- Commercial Property, Business & Residence - Situated in Bodalla Industrial Area

1 | 3 | 48 | 2,293m2

This property offers ample space for a variety of business needs. In its past life it has been a mechanics, a timber slab company and currently is a huge second hand, old wares, outdoor plants and antique business. Upstairs is a residence perfect to live in or rent it out and enjoy some extra income!

The building has a gross indoor commercial area of approximately 240m2 and could be broken down to 4 lockable sections each with their own entry. There are also two small mezzanine sections, staff amenities, toilet, a full bathroom and a large living/office area. The upstairs one bedroom residence has its own entry and own electricity meter and approx 26m2 in size.

The vendor currently runs a successful second hand and antique business called “Its Not A Bad Shop” from all four shop areas and rents out the residence for extra income at $320 pw. The vendor is open to selling the property with the entire business WIWO or with vacant possession of the warehouse and the residence, providing an opportunity for the new owner occupiers and/or investors to secure an asset while establishing their own trading business in this highly sought after prime location. The owner will also consider selling the business separate for $46,000 (includes all stock) and rent the commercial premise and downstairs living area back to the purchaser for $550pw plus electricity. (note this does not include the separate upstairs flat).

There are 3 separate electricity meters - one for the upstairs residence, second is for warehouse shops 1 and 2 and the third is warehouse shops 3 and 4. Note: shop areas 1 and 2 have 3 phase power.

Situated on a sizeable 2293m2 block, there is an opportunity to extend on current infrastructure (STCA) as a large portion of land has no buildings or structures on it.

Price	$1,226,000
Property Type	Commercial
Property ID	623
Land Area	2,293 m2
Office Area	26 m2
Warehouse Area	240 m2

Agent Details

Sam Sheather - 0478 004 088

Office Details

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The building is well-built with hardwood trusses and a strong wind rating. This well maintained, multi-use building offers easy access from the Princes Highway.

There is also an extra bonus of Patient on 6 evergreen hazel nut trees.

To receive the business financial Information or arrange an inspection of the property please contact Dee Cramb on 0421 748 610.

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