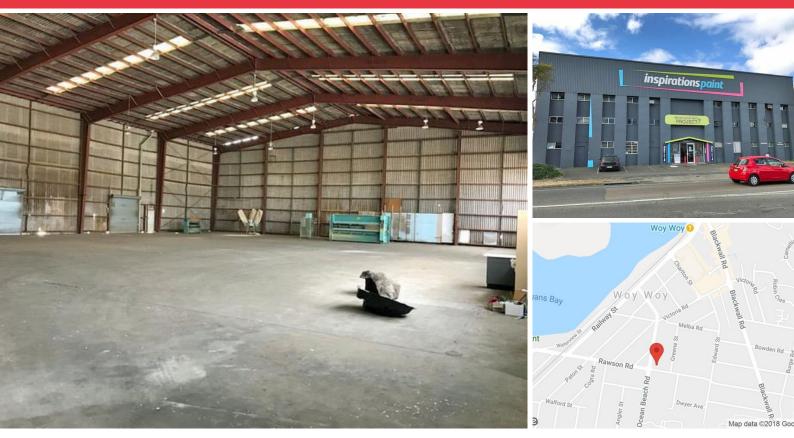
For Sale





48 Ocean Beach Road WOY WOY

Prominent Corner Position Woy Woy

Area m²:	Office: N/A Warehouse: 1,300 Total: 1,900	Location: The subject property enjoys a prominent position on busy Ocean Beach Road, right on the roundabout on Rawson Road, opposite the Shell Service Station.
		Description: Land area 1,821sqm approximately.
\$/m²:	\$1,184	The front retail area is currently leased to Inspiration Paints. Directly behind this there is a large regular shape manufacturing/warehouse area of 1,300sqm with very high internal clearance of 8.5M.
Sale Price:	\$2,250,000 + GST	
GST:	Exclusive	Lots of roller shutter access points and 3 phase power with a large multilevel mezzanine/office structure.
Parking:	10	
Contact:		Plenty of parking and signage opportunities.
Chris Watson 0402 430 213		Please note that the rear wall, side walls and roof have been constructed of asbestos.
chris@chapm	anfrazer.com.au	Opportunities like this in Woy Woy are hard to find - don't miss out!
		Plenty of parking

- 3 phase power Development potential