



1 Russell Lane, BATEMANS BAY, NSW 2536

Invest or Occupy in a Tightly Held Industrial Hub

Positioned prominently on the corner of Russell Street and Russell Lane, this solid besser brick, rock-face building presents a rare opportunity to secure a highly functional commercial asset in the heart of Batemans Bay's thriving industrial precinct.

Designed with practicality and durability in mind, the property features concrete pathways surrounding the workshop, ensuring ease of access and efficient movement for vehicles and equipment. The commanding street presence is complemented by a substantial front roller door measuring approximately 3.7m high by 4.2m wide, providing excellent access for larger vehicles, machinery, or deliveries.

Internally, the property offers a versatile and well-considered layout suited to a wide range of industrial or trade-based operations. The front entry opens into a welcoming reception area and office space, complemented by a mezzanine level and amenities including a kitchenette and bathroom. This seamlessly connects to a generous workshop area, with a total building footprint of approximately 393m² (including covered areas), catering to both administrative

and operational requirements.

TYPE: Auction

INTERNET ID: 121P4802

AUCTION DETAILS

11:30am, Saturday May 30th, 2026

CONTACT DETAILS

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The lower level further enhances functionality, featuring three additional roller doors with a covered working area, ideal for storage, loading, or protected workspace. This level also includes bathroom facilities with toilet and shower, ensuring convenience for staff. Upstairs, additional amenities including a bathroom and kitchen provide flexibility for extended use or staff comfort.

A secure gated area runs alongside the building, offering additional storage or yard space, while multiple storage areas throughout the property add to its overall practicality. On-site and covered parking, along with valuable off-street parking at the front, ensures ease of access for staff, clients, and deliveries.

Currently benefiting from an existing tenant in place, the property provides holding income while offering clear scope to lease or occupy. Whether you're looking to invest, establish your own business, or unlock further value, this property delivers flexibility in a growing regional market.

With its strategic corner position, robust construction, and adaptable layout, this is an outstanding opportunity to secure a high-exposure industrial asset in one of Batemans Bay's most tightly held commercial hubs.

For Sale by Auction – contact us today for full details.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own

judgement as to these matters.

- Land Area 717.00 square metres
- Commercial Type:
- Building Area: 393.00 square metres









