



23 Bates Street, MERREDIN, WA 6415

FOR SALE – COMMERCIAL OPPORTUNITY IN THE HEART OF MERREDIN

Positioned within the thriving Wheatbelt hub of Merredin WA 6415, 23 Bates Street presents a practical and affordable commercial opportunity ideal for small businesses, trades, or investors seeking a foothold in a key regional centre.

This compact office space offers a functional layout suited to a variety of uses, featuring a welcoming main office area complemented by a rear kitchenette-perfect for day-to-day staff convenience. An external toilet adds practicality, while the property is further enhanced by a substantial storage shed at the rear, providing valuable additional workspace or secure storage.

Property Features:

Functional office space with flexible layout

Rear kitchenette for staff amenities

External toilet facilities

Large storage shed/workshop at the rear

TYPE: For Sale

INTERNET ID: 300P195764

SALE DETAILS

\$65,000

CONTACT DETAILS

Elders Real Estate

74 Mitchell Street

Merredin, WA

08 9041 6500

Steve Gregory

0429 874 874

Easy access for deliveries and storage use

Low-maintenance site suitable for owner-occupiers or investors

Situated in the heart of Merredin, this property benefits from its position within the Central Wheatbelt's primary service centre. The town is located approximately 260 km east of Perth along the Great Eastern Highway, acting as a major regional hub for agriculture, transport, and essential services.

Whether you're looking to establish a small business, secure a regional investment, or utilise the space for storage and operations, 23 Bates Street offers a versatile and affordable opportunity in a well-connected Wheatbelt location.

For more information or to book a viewing, contact Steve Gregory:

Phone: 0429 874 874

Email: steve.gregory@elders.com.au

- Land Area 183.74 square metres
- Bedrooms: 1
- Bathrooms: 1





