



## WINGHAM NSW 2429

### HIGH PROFILE GENERAL INDUSTRIAL LOCATION

Situated on an extremely high profile corner block on one of Wingham's busiest roads this 2994 m<sup>2</sup> (over half an acre) corner block offers MASSIVE potential for further development.

The current industrial style shed offers approximately 230 square metres under roof. Of the total area there is approximately 175 square metres of open plan workshop complimented by a large office / reception area and handy bathroom facilities for staff.

Due to the zoning of this land all types of uses could be put to it (subject to Council approval). Further expansion of the existing shed may be possible, build additional freestanding shedding or perhaps even storage shedding which is always highly sought after (subject to Council approval).

Make no mistake, this well positioned property offers terrific versatility making the perfect investment for switched on investors seeking cash flow and certain capital gain for the years to come. Owner occupiers seeking suitable shedding to relocate a business to a high traffic location will have to go a long way to beat this property.

**TYPE:** For Sale

**INTERNET ID:** 93P2411

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Troy Loretan**  
0400 530 269

Other important features:

Main road location offering excellent exposure to passing traffic heading in and out of Wingham from a large hinterland area to the west of town.

3 Phase power connected to main shed.

Second shed measure approximately 7m x 5m.

Easy entry and exit from Murray Road for all vehicle types.

Town water and sewer connected.

As the local area continues to grow this location will prove itself to be a very wise investment in years to come.

For further information or to arrange for a private inspection of this versatile piece of real estate we invite you to call Troy Loretan on 0400 530269 or (02) 65510999.

\*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

- Land Area 2,994.00 square metres
- Commercial Type:
- Building Area: 230.00 square metres
- Zoning: E4 General Industrial

