



## For Sale

### A Hidden Gem- 8M roof height 48 Ocean Beach Road, Woy Woy

Located on the busiest road in Woy Woy, with a fantastic corner position and situated in the main industrial area.

The front retail section of the building is leased to Inspiration paints. Immediately behind is a hidden gem - 1300 square metres of IN1 zoned space. In addition it has an 8.5 metre roof line, thats right 8.5 metres!

There are 5 roller doors and multiple 3 phase power outlets. The mezzanine area is structurally sound and very solid, however it requires the fit out to be replaced. The side walls, rear wall and roof are asbestos and the frontage is concrete block. At \$1395 per square metre, for the building footprint, it is a great buy!

## \$2.25 million

#### Property Characteristics:

<b>Warehouse:</b>	1300 sqm
<b>Mezzanine:</b>	300 sqm
<b>Retail:</b>	300 sqm
<b>Total building area:</b>	1655 sqm
<b>Land Area:</b>	1821 sqm
<b>Parking:</b>	10

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