Ray White Shellharbour City
Shop 2/18 Addison Street,
Shellharbour NSW 2529

1/18 Shaban St, Albion Park Rail, NSW 2527

Leased - $70,000

Commercial Shop















Flexible Commercial Space - Owner Will Reconfigure to Suit Y

Unlock the potential of this versatile commercial property ideally located in a high traffic position next to Bunnings offering a combination of warehouse and office space, with the owner ready and willing to reconfigure to a full warehouse layout to suit your business requirements if needed.

Open for Inspection

By Appointment.

- Prime location with excellent access and visibility
- Generous warehouse area ideal for storage, logistics, or light manufacturing
- Modern office facilities currently in place - can be retained, modified, or removed.
- High clearance roller doors and easy truck access
- Ample on-site parking
- Flexible lease terms or fit-out options available
- Located in the Heart of Albion Park Rail' Thriving Business Zone in corner position for great signage options.
- High Roller Door Access for Easy Loading & Unloading
- Flexible Floorplan - Owners Will Adjust to Suit Your Needs
- Long-Term Lease Available

Currently the space is approx. 335 m² of Professionally Fitted Out Office Space with Ducted Air Conditioning along with Warehouse Space of 93 m² Ideal for a Range of Uses.

Whether you're expanding, relocating or launching, this versatile property offers the space, flexibility, and exposure your business needs to thrive.

Contact us today to arrange an inspection.

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.