

117 Marius St, Tamworth, NSW 2340

Auction

Retail Shop



Versatile Commercial Investment in Regional Hot Spot

Fantastic commercial opportunity on tightly held Marius Street

Positioned in the CBD, this versatile property offers an outstanding opportunity for owner-occupiers, investors, logistics operators, trade businesses, or light manufacturing users seeking flexible workspace with functional office integration.

The property features a substantial clear-span workshop/warehouse area of approximately 17m x 32m, complemented by multiple internal offices, mezzanine storage, amenities, and additional detached shedding.

Designed for operational efficiency, the layout supports warehousing, fabrication, mechanical operations, distribution, construction services, or mixed commercial use with excellent internal circulation and dedicated administration areas.

Property Highlights

- Approx. 2,049m² block
- Approx. 544sqm main workshop/warehouse floor area
- Large open-plan industrial workspace
- Multiple private offices and administration rooms
- Additional mezzanine storage/platform area
- Detached storage shed/workshop
- Separate internal store rooms
- Staff amenities including bathroom facilities
- Flexible configuration suitable for a range of industries
- Wide access points for loading and operational flow
- Functional mix of warehouse and office accommodation

Improvements Include

- Main workshop: approx. 17m x 32m
- Detached shed: approx. 18m x 9.2m

Listed By

Mark Sleiman

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Open for Inspection

By Appointment.

Auction Details

14/07/2026 at 2:00 PM

