

## 21 Potato Point Rd, Bodalla, NSW 2545

**Sold - \$720,000**

Commercial Shop



### Industrial Investment - Bodalla

- Situated in Bodalla industrial area - Zoned IN1 - Eurobodalla Council
- Two bedroom, one bathroom unit at the front of the building - Rented \$400/week - 12 months lease, expires April 2026
- Commercial Building dimensions – Approx 170.0 sqm - Rented \$350/week, 12 month lease, expires 22 Sept 2025
- Separate power
- Site dimensions – 2,885sqm
- Solar Panels approx 10Kw included
- Plenty of space for additional sheds and parking -Options
- Double lock-up garage/storage - approx 120.7sqm
- Easy care maintenance and garden areas
- Council rates are approx. \$3,051.80 per annum

Potential Income \$39,000/annum

#### Open for Inspection

By Appointment.

#### Listed By

John Murray

