LJ Hooker Batemans Bay
Cnr Beach Road& Orient Street,
BATEMANS BAY NSW 2536

2811 Princes Hwy, Moruya, NSW 2537 **$1,100,000 (GST inclusive)**

Office Suite

COMMERCIAL WITH OPTIONS

What an opportunity for the savvy investor or business owner looking to take their next step. Sitting on 1,092sqm of land with a gentle slope to the rear is this purpose-built commercial property, offering around 277sqm of level floor space and plenty of flexibility for a range of uses.

Open for Inspection

By Appointment.

The building is already sectioned into various areas, including office and reception space, giving you a strong starting point to work with. Whether you are looking to establish, expand or invest, the possibilities here are as broad as your imagination.

With the new regional Eurobodalla hospital opening next year less than 2km along the Princes Highway, this could be a great setup for professional or medical rooms servicing the growing local health sector. The property is disability compliant, with five marked car spaces plus a designated disabled space at the rear, along with ramp and stair access.

Easy access off the Princes Highway, good exposure and a location less than a five-minute drive from Moruya CBD all add to the appeal.

The property is in good order and ready for your enterprise to operate as soon as you are. The building is brick with a tile roof, sits on a concrete slab and is surrounded by Colorbond fencing.
The single lock-up garage is ideal for additional storage, with both front and internal access, while most rooms also offer ample lock-up storage.

So think it over - there are plenty of options here. A childcare centre servicing staff from the new hospital, a vet clinic, doctors' rooms, professional offices, or think outside the box and explore the potential for a multi-use property.

Investors, commercial properties can still be negatively geared and have not been affected by the recent changes applying to residential property. And for owner-occupiers, why keep paying good money in rent when you could own the asset yourself?

If the timing isn't quite right, there is currently a part-time tenant on a periodic lease providing rental income while you get your business plans together.

Contact Rob from LJ Hooker Batemans Bay to discuss this opportunity or arrange a private inspection.

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker

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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.