

3/33 Orient St, Batemans Bay, NSW 2536

\$385,000

Retail Shop



## Why Lease when you can own!

Imagine buying a commercial space and paying off your own mortgage instead of someone else's. A perfectly placed space of 62sqm situated in the CBD of Batemans Bay. Everything you could possibly need is in walking distance such as banks, real estate agencies, coffee shops, and multiple grocery stores. Want that cheeky beverage after work? Why not walk to the Batemans Bay Soldiers Club or meet your friends at any of the licenced venues just down the road.

For many years this space was a tattoo parlour which progressed to the last 10+ years or so being a body piercing and cosmetic tattooing shop, which also sold clothing and jewellery. The previous business owner retired after 20 years and the establishment is currently vacant

Find a tenant or set up your own business. The space is easily convertible and would suit all kinds of situations. The current fit out has two sinks in situ and the potential for a third (already plumbed), which would be perfect for a beautician, therapist, masseuse, hairdresser, cosmetic clinic, nail tech business etc.

There is already one change room and shelving units built in, but the two piercing rooms could easily be converted to accommodate more change rooms. Be the owner of your own ambition or build your portfolio.

Contact me now to book an inspection.

### Open for Inspection

By Appointment.

### Listed By

Robert Hamilton

