

40 Gregory St, Batemans Bay, NSW 2536

\$109,200 p/a + GST + Outgoings

Retail Shop



## Premium Commercial Workshop in Prime Location

This outstanding freestanding building is constructed from double brick and Colorbond and is presented in immaculate condition. It offers a wide range of features that make it highly desirable for a variety of businesses. The property includes a spacious workshop area of approximately 232sqm, which also incorporates a large mezzanine storage space, along with a kitchenette and bathroom for added convenience.

### Open for Inspection

By Appointment.

At the front of the building, there is a well-appointed reception area featuring a generous foyer or showroom space, a dedicated office, and additional amenities. The workshop is equipped with 4.6-metre-high roller doors, allowing easy access for large vehicles and trucks. A concrete wash-down area with an oil separator is also included, supporting a range of operational needs.

The workshop and exterior are fitted with ten power points, including 3-phase power, and the space features compressed air line piping throughout, along with durable painted concrete floors. The entire site is fully fenced with recently installed fencing and gates, ensuring security and functionality.

Positioned approximately 1.3 kilometres from the main street of Batemans Bay, the property offers excellent highway access and strong drive-by exposure. It also holds current Building Information Certificate (BIC) and fire certification, providing peace of mind for potential tenants. This is the first time this exceptional property has been offered in 20 years—an opportunity not to be missed.

Please call LJ Hooker Moruya on 4474 4433 or email [akerr.moruya@ljhooker.com.au](mailto:akerr.moruya@ljhooker.com.au)

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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.

Page 1 of 1