## 48 Railway Ave, Gunnedah, NSW 2380

$550,000 Plus GST

Commercial Shop    2 🚗



## An Exceptional Opportunity for Industrial Property

For Sale: Premium Industrial Shed at 48 Railway Avenue, Gunnedah

Located in the heart of Gunnedah, 48 Railway Avenue presents an outstanding opportunity for businesses seeking space, functionality, and versatility. This CAT 2 Industrial Shed is perfect for a variety of industrial, commercial and offers a combination of size, accessibility, and power.

Property Highlights:
Spacious Dimensions: 24m x 12m floor plan, with a generous 4.8m high ceiling for increased flexibility and functionality. Prime Access: Featuring 3 main access doors, ensuring smooth entry and exit for large vehicles and equipment. Power-Ready: Equipped with 3 x 3-phase power outlets, ideal for heavy machinery and industrial operations. Oil Separator Unit: Includes oil separator unit. Display Entry Area: A dedicated entry space perfect for showcasing products or creating a professional business frontage. This well-appointed industrial shed is not just a building; it's a strategic asset that can elevate your operations. Whether you're looking for storage, manufacturing, or office space, this property provides the flexibility and infrastructure you need.

### Open for Inspection

By Appointment.

### Listed By

Guy Gallen

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Listing Number: 3461665