



48 Ocean Beach Road, Woy Woy NSW 2256

A Hidden Gem 8M roof height

Located on the busiest road in Woy Woy with a fantastic corner position and situated in the main industrial area.

The front retail section of the building is leased to Inspiration paints. Immediately behind is a hidden gem - 1300 square metres of IN1 zoned space. In addition it has an 8.5 metre roof line, that's right 8.5 metres!

At \$1395 per square metre for the building footprint it is great buying when you consider :-

- 8.5M Roof clearance
- Retail Showroom 300 sqm approx
- Warehouse 1300 sqm ap

Industrial
FOR SALE
\$2.25M
1655sqm