



**36 Lloyd George Grove, Tanilba Bay NSW 2319**

## Own Your Own Shed in Tanilba Bay

Building Area: 226m<sup>2</sup> (approx)

Currently tenanted on an expired lease this property offers the best of both worlds in that the tenant would like to stay however the building can be purchased vacant possession. Situated in the coastal village of Tanilba Bay it is within easy travel distance to Newcastle, Newcastle Airport and the Port Stephens. The building also includes:

- Two-storey office
- Large drive-through roller doors at front and rear
- Secure concreted rear yard including side access
- Side access to Large rear yard
- B(2) Local centre zone

Tanilba Bay seems like a quiet village however it has (2) local shopping plazas in close proximity and this building is situated adjacent to the major Coles Supermarket complex and speciality businesses. The owner

Industrial  
FOR SALE

226sqm

**Raine&Horne**  
Commercial

**Steve Dick**

0425 302 771  
steve@rhplus.com.au