



**46-48 Ocean Beach Road, Woy Woy NSW 2256**

## Prime Industrial Investment Opportunity in Woy Woy

Take advantage of this opportunity to invest in a busy industrial hub located at one of the busiest intersections on the Woy Woy Peninsula. This prime location boasts constant traffic flow, ensuring maximum exposure for your business.

The property spans a land area of 1810sqm, with an existing building footprint of 1400sqm. This presents a unique opportunity to renovate and improve the existing structure, capitalising on the favourable building-to-land ratio.

The site features approximately 7 on-site car spaces at the front of the building, with convenient side street access for goods through two large roller doors. The front section, previously utilized as a retail showroom, offers a versatile space adaptable to your business needs. The high clear

Industrial  
FOR SALE  
For Sale - Contact Agent  
1400sqm