

# FOR SALE

## PERFECT COMMERCIAL INVESTMENT FOR OWNER OCCUPIER + TENANT

- \* Block size of approximately 1337m<sup>2</sup> located in the hub of the original industrial area of Wauchope
- \* Double entry gated access from High Street/Oxley Highway behind a busy service station
- \* Large fire checked shed of approximately 480m<sup>2</sup> under roof, with painted concrete floor
- \* The complex is currently divided into 2 businesses, both having a bathroom & mezzanine
- \* Approx 36m x 10m enclosed shed & 2 x 10m x 6m carports
- \* Parking for approx 10+ vehicles
- \* ZONED E4 GENERAL INDUSTRIAL
- \* Included are 2 carports approx 10m x 6m, being 5m height to the gutter
- \* Lot 2//DP1153114

A prime industrial complex located at 212 High Street in Wauchope, NSW, just 15 minutes from Port Macquarie, offers an excellent opportunity for businesses. The property features two large, versatile workshops with direct access from the Oxley Highway, a key route through the town. Its strategic location ensures easy connectivity to regional markets and major transport networks, making it ideal for various industrial operations. With the region's growing economy and supportive local community, this site represents a valuable investment for businesses looking to expand or establish a strong presence in the Mid North Coast area.

**DISCLAIMER-**This information has been provided to us by third parties, with all care taken, we do not accept any responsibility for its accuracy.

0 BED | 0 BATH | 0 CAR

### PRICE:

PRICE REDUCTION \$1,250,000 NO  
GST

### OPEN FOR INSPECTION:

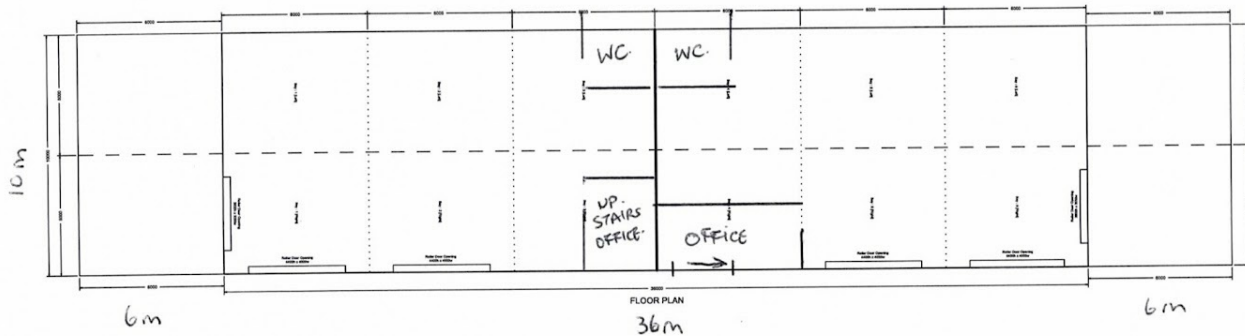
N/A



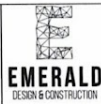
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**CIVIL & STRUCTURAL ENGINEERS**  
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING  
**CAMILO PINEDA MORENO**  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED 15062 TOP ENGINEER (NSW)  
Signature: \_\_\_\_\_ Date: 24/04/19

Customer Name  
Site Address: 212 High St  
Wauchope,  
NSW, 2446

Drawing Title: Floor Plan  
Scale: 1:211.757  
Date :19-04-2019  
Job Number: 201194  
Page: 3 of 9

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.