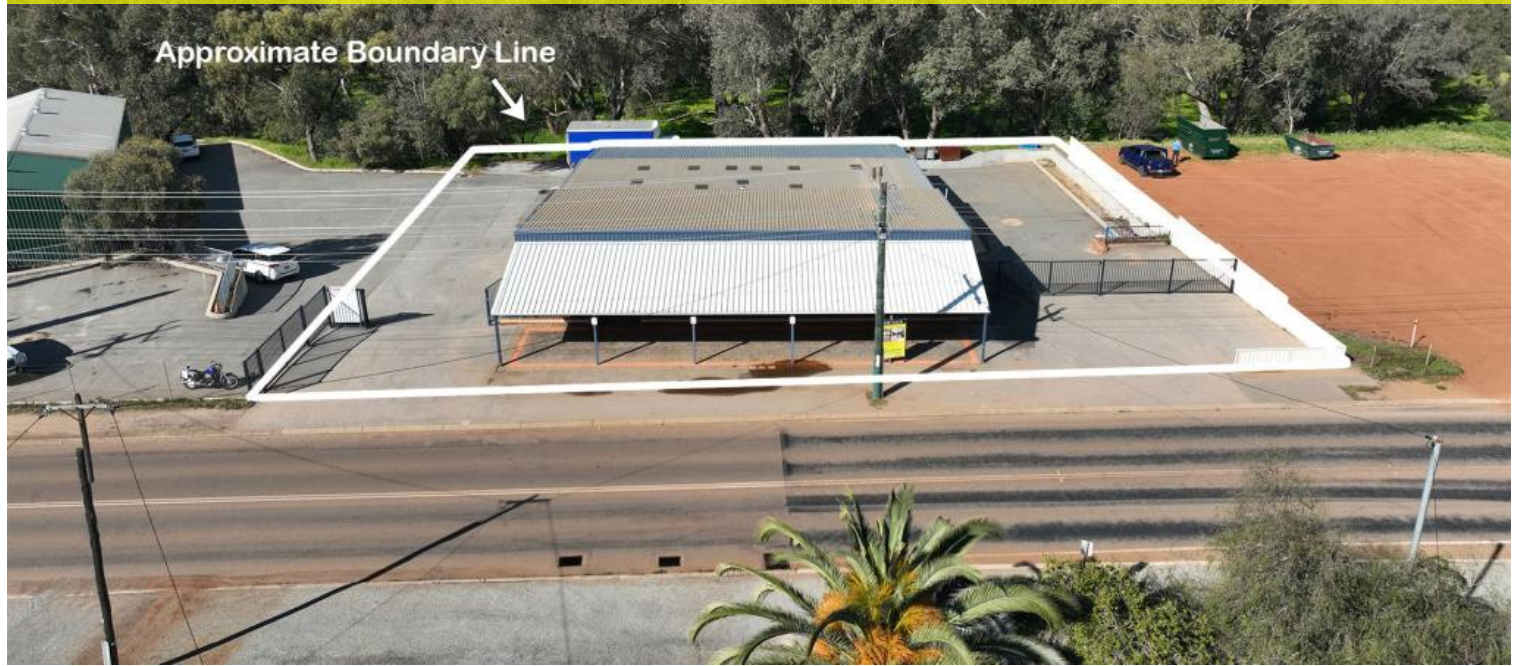


## 8 Stirling Tce, Toodyay



### Prime Location!

### Exceptional Investment Opportunity



Prime Commercial Showroom and Warehouse with Unmatched Exposure on Toodyay's Main Street

This outstanding property has been extensively renovated to an impeccable standard, offering a first-class commercial facility that is ready for immediate use.

### Key Features Include:

- **Prime Location:** Maximum visibility and accessibility from Toodyay's main thoroughfare.
- **Modern Showroom:** Spacious front showroom with reverse-cycle air conditioning, an office, and a brand-new commercial kitchen.
- **Comprehensive Amenities:** Two street-level toilets, staff amenities at the rear (shower, laundry, and toilet), and two dedicated storage rooms.
- **Warehouse Excellence:** Large workshop/warehouse with drive-through access, a washdown bay equipped with a grease arrester, and additional space for maneuvering vehicles behind the building.
- **Generous Lot Size:** Situated on a 1,608m<sup>2</sup> block, predominantly bitumen-sealed, with ample parking and secure front gates.

### Utilities and Zoning:

 1  2

<b>Price</b>	From \$999,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1725

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



- Fully connected to power, scheme water, and sewerage.
- Zoned "Mixed Business" under the Shire of Toodyay T.P.S No. 4, allowing for versatile usage.
- Previously utilized for homeware and furniture storage, vintage car restoration, and farm machinery workshops.

This is a rare opportunity to secure a high-profile property in a sought-after location, perfect for a range of commercial applications.

Don't miss out—contact us today to arrange an inspection and explore the endless potential of this exceptional asset.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.