

## 27 Bates St, Merredin



### Versatile Brick Commercial Building for Your Next Venture

Positioned in a sought-after location with excellent street frontage, this versatile brick commercial warehouse offers endless possibilities for your next venture. Built in the 60's and located next door to Cummins Theatre on approx 768m2, this property comes with plenty of customer parking, prominent window displays and flexible layout options, this property is ready to elevate your business—or even two!

Inside, you'll find 450m2 (approx) with not one, but TWO spacious showrooms, each featuring tall ceilings, evaporative air-conditioning and their own front access, allowing the option to run separate businesses or create distinct retail/service zones. A private office with split-system air-conditioning, plus a handy kitchenette, adds comfort and practicality for staff.

The building continues to impress with two exterior toilets, upstairs storage, and rear access off a lane way via double gates leading to additional parking. Two garden sheds provide even more room for tools, stock or equipment.

With a colourful history as a former cinema, tyre shop and flooring showroom, this iconic property is ready for its next chapter. Whether you're expanding, relocating or starting fresh—this is your chance to make it your own.

2 768 m2

<b>Price</b>	\$275,000 -
	\$299,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1885
<b>Land Area</b>	768 m2
<b>Warehouse Area</b>	450 m2

#### Agent Details

Faith Kelly - 08 9574 2917

#### Office Details

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08 9574 2917



## **Shire of Merredin Scheme No. 6**

Town centre (merredin)

R10/50 (merredin)

Shire Rates approx \$1871.63 per annum

Water Service Charge approx \$2045.16 per annum

Property is vacant and ready to lease or move into!

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.

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