

58 Barrack St, Merredin



Large Commercial Space on Main Street

Modern, Move-In Ready Commercial Premises on 813m²!

Double the Potential – Endless Possibilities!

Think bigger with this versatile main street property. The generous open space can be tailored to your vision:

- **Split it in two** – run your business on one side while leasing the other for extra income.
- **Rent them both** – maximise your returns with dual tenancies.
- **Keep it whole** – enjoy the freedom of a large open space designed entirely around your needs.

With unbeatable main street frontage and steady foot traffic, this is a rare opportunity to secure a property that works as hard as you do. The possibilities are only limited by your imagination!

Move-In Ready with Modern Amenities:

- Two private offices
- Serving counter
- Large storage area with racking (~\$30k value) and a secure 'safe' room for high-value goods
- Two toilets
- Kitchen/lunch room for staff
- Lane way access with storage shed
- Air-conditioning throughout

📏 813 m2

Price Offers From \$415,000 (+GST)

Property Type Commercial

Property ID 1891

Land Area 813 m2

Warehouse Area 680 m2

Agent Details

Faith Kelly – 08 9574 2917

Zonelle Rae – 0895742917

Office Details

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



- Fire system (~\$20k value; reconnection approx. \$500)
- Pallet jack
- Cardboard compactor
- State-of-the-art CCTV system

This property offers a rare combination of flexibility, functionality, and modern features — ready to support your business from day one!

Shire Rates approx. \$6000 per annum.

Call 08 9574 2917 to book your viewing.

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