

Just Listed

## 6 Edwards St, Merredin



### Prime Light Industrial Opportunity – 5,290m<sup>2</sup> Block + 738m<sup>2</sup> Total Shed Space!

Secure a versatile commercial holding with huge potential. Zoned Light Industrial, this expansive property offers exceptional workshop, storage and business capability.

Key features include:

- Approx. 738m<sup>2</sup> of shed space across multiple structures
- Three-phase power to the front two sheds
- Front workshop with hoist – ideal for mechanical or fabrication work
- Two mezzanines for valuable additional storage
- Dedicated office space for business operations
- Rear shed with pit – perfect for vehicle servicing
- Solar power system reducing operating costs
- Scheme water connected plus septic tanks

With excellent access and ample land for future expansion, this property delivers outstanding flexibility for a growing business or astute investor.

Shire Rates approx \$1800 per annum.

Built in 1969 of aluminium clad and iron roof.

Disclaimer: every precaution has been taken to establish the accuracy

📏 5,290 m2

<b>Price</b>	\$350,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1895
<b>Land Area</b>	5,290 m2
<b>Warehouse Area</b>	738 m2

#### Agent Details

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