

**1 Drovers Way, Dungog, NSW, 2420**



**House For Sale**

Thursday, 31 October 2024

1 Drovers Way, Dungog, NSW, 2420

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Dungog Storage Sheds

Situated in the Dungog Industrial area on a securely fenced corner block, this property comprises of:

- 4 x 7.5sqm storage bays
- 12 x 15sqm storage bays
- Workshop with meal room
- 2 x Shipping containers

Other features:

- Securely fenced 2071sqm corner block with good access
- 100% occupancy with a wait list returning approximately \$33,000 pa less outgoings
- Electricity, water and sewerage facilities connected
- 35m frontage Drovers Way, 50m frontage Common Road
- Lockable front gate
- All bays with lockable roller doors
- Workshop with 3 electric roller doors
- Zoned IN1 for General Industrial

The ideal operation for owner operator with workshop space currently vacant after 16 year tenant has vacated, or re-lease to approved tenants for an estimated return of \$320-\$350 pw.

Inspections by contacting Tavis Chivers on 0428 921 704 or Bonnie Tarrant 0448 921 704

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