



7 Costa Street, Tolga

### INDUSTRIAL SHED WITH OFFICE AND RESIDENCE

Located in the Tolga industrial estate this property offers a 1,313m<sup>2</sup> allotment containing an industrial building ideal for mechanical or fitting work with an attached open plan residence offering on site accommodation or a separate investment opportunity.

Workshop features include:

- 4.4m high ceilings in workshop with 3.9m clearance on doors
- 18x12 internal workshop dimensions
- Adjacent 18x9 skillion area
- 3 phase power
- 3x4 office space
- 3x4 mezzanine storage area
- Toilet and shower access in workshop
- Fully fenced and secure

Residence features include:

- 120m<sup>2</sup> of open plan tiled living
- Generous kitchen and bathroom
- Central wood heating
- Private backyard and rear patio

This property offers the potential to live and work or rent out work and living spaces separately for an estimate \$750+p/w.

Currently taking workshop lease applications as well as being offered for sale contact Zach or Richie on 07 4091 1177 for more information.

 1,313 sqm

**\$540,000**

ID# 41351111526



**Zach Reid**  
0427 683 023