



### 1-3 Sherwood Road Bermagui NSW



Located at the entry to the Bermagui industrial area this industrial property is in pole position to take advantage of its strong location. With over an acre (4,545 sqm) of fully fenced land to work with there is a large range of options available for the new owner.

A large steel shed with office and bathroom is currently leased to a long-term tenant who is hopeful of staying on meaning income is guaranteed from day one. A great opportunity to secure an income generating asset with huge upside through possible future development (STCA).

**Type** : Land  
**Price** : \$ 442,000  
**Building Size** : 300 sqm  
**Land Size** : 4545 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/eurobodalla-coast/bermagui/residential/land/5668473>



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