

# 8 Stirling Tce, Toodyay, WA 6566



## Warehouse For Sale

Monday, 6 January 2025

8 Stirling Tce, Toodyay, WA 6566

**Bedrooms: 1**

**Bathrooms: 2**

**Type: Warehouse**



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## Prime Location!

Exceptional Investment Opportunity Prime Commercial Showroom and Warehouse with Unmatched Exposure on Toodyay's Main Street This outstanding property has been extensively renovated to an impeccable standard, offering a first-class commercial facility that is ready for immediate use. Key Features Include:

- Prime Location: Maximum visibility and accessibility from Toodyay's main thoroughfare.
- Modern Showroom: Spacious front showroom with reverse-cycle air conditioning, an office, and a brand-new commercial kitchen.
- Comprehensive Amenities: Two street-level toilets, staff amenities at the rear (shower, laundry, and toilet), and two dedicated storage rooms.
- Warehouse Excellence: Large workshop/warehouse with drive-through access, a washdown bay equipped with a grease arrester, and additional space for maneuvering vehicles behind the building.
- Generous Lot Size: Situated on a 1,608m<sup>2</sup> block, predominantly bitumen-sealed, with ample parking and secure front gates.

Utilities and Zoning:

- Fully connected to power, scheme water, and sewerage.
- Zoned "Mixed Business" under the Shire of Toodyay T.P.S No. 4, allowing for versatile usage.
- Previously utilized for homeware and furniture storage, vintage car restoration, and farm machinery workshops.

This is a rare opportunity to secure a high-profile property in a sought-after location, perfect for a range of commercial applications. Don't miss out—contact us today to arrange an inspection and explore the endless potential of this exceptional asset. Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details. Property Code: 1725