



38 Ross Street Goulburn NSW

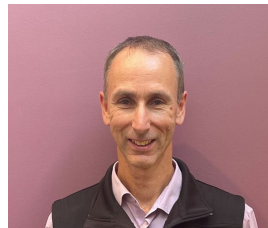
Rare Opportunity for Immediate Income & Future Development!

This property represents a unique opportunity in the popular Bradfordville Industrial Estate, in the thriving city of Goulburn, just 1 1/2 hours from Sydney and an hour from Canberra.

Set on approximately 1.226 hectares (12,261 sqm) of level industrial land, is a massive building, currently fully tenanted, generating income from 5 different tenants, totaling approximately \$260,000 per annum, plus GST, plus outgoings.

The building houses three tenants, all with registered leases, and is approximately 2,271 sqm of lettable space,

Price : \$8,250,000 Negotiable
Building Size : 2271 sqm
Land Size : 12261 sqm
View : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/commercial/industrial/7327555>



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