Angella STØRRIER REAL ESTATE









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,

: \$8,250,000 Negotiable **Price**

Building Size: 2271 sqm **Land Size** : 12261 sqm

View : https://www.angellastorrierrealestate.co

m.au/sale/nsw/southern-tablelands/goul burn/commercial/industrial/7327555



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