



### 23-25 Montague Street Goulburn NSW

Fantastic Commercial Investment Opportunity!

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Approximately \$116,000 net income from two quality tenants, one in early stages of a 5 year lease with 5 yr option, the other, long term tenant, just starting a 2 year lease with 2 year option. 200sqm remaining for a 3rd tenant.

**Price** : \$1,700,000-\$1,800,000  
**Building Size** : 800 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/commercial/healthcare/7582650>

Sought-after location, just off the main street, surrounded by law firms, accountants and other professionals.

- \* New lift in place.
- \* Disability-friendly ramp access from Montague Street
- \* Eight private car spaces, including lock up garage at the rear.
- \* Access both front and back.



**Brett Storrier**  
**02 4821 9842**



FIRST FLOOR



GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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