

43 Boulder Rd, Kalgoorlie, WA 6430**\$2,300,000.00**

Office Suite

Prime Office Headquarters in the Heart of Kalgoorlie

Modern Two-Level Office Building – Ready for Immediate Occupation

Open for Inspection

By Appointment.

Take your business to the next level with this impressive, purpose-built office building positioned at the gateway to Kalgoorlie's CBD. Offering a commanding street presence, modern facilities, and secure on-site parking, this property is perfectly suited for businesses seeking a professional headquarters or corporate base in a high-profile location.

Constructed circa 2004 and meticulously maintained, the building provides approximately 883m² of lettable area, comprising 626m² on the ground floor and 257m² on the first floor. The ground floor has now become vacant and ready to occupy, offering a turn-key solution for owner-occupiers looking for space that's both functional and impressive.

The first floor remains leased to respected government and community tenants, providing an attractive supplementary income stream while you occupy the ground level.

With secure parking for 38 vehicles and flexible commercial zoning, this is a rare opportunity to secure a modern, well-appointed office premises within Kalgoorlie's tightly held commercial precinct.

Key Features:

- Total NLA: 883m² over two levels
- Ground floor (626m²) – vacant and ready for occupation
- First floor (257m²) – leased to quality tenants
- 38 secure car bays
- Prominent high-exposure location near the CBD
- Modern design and construction (circa 2004)
- Ideal for businesses seeking a professional presence in a prime location

Rarely does a property of this calibre become available ready for immediate use. Move your business in and enjoy the benefits of a high-profile, income-producing commercial building.

Listed By

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