

38 Ross St, Goulburn, NSW 2580

\$8,250,000 Negotiable

Warehouse



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, with approximately 2075sqm of that being ground floor, and the remaining 196sqm from a mezzanine level. Some exterior space is let separately.

Recent upgrades by the current owners include:

- complete interior and exterior paint, at a cost of approximately \$85,900 + GST;
- servicing 10 roller doors and installing 7 motors, (cost approximately \$18,260);
- upgrading electrical works, including Certificate of Compliance;
- Gaining a Fire Safety Compliance Certificate;
- New lockable mailboxes;
- new exterior doors and locks;
- new steel pit covers;
- new security floodlights.

Please "copy", then "paste and go to.." the links below, to your internet address bar, to check out the virtual tours of each property, to get a good feel of the space:

Unit 1/38 Ross Street:

<https://my.matterport.com/show/?m=9qrvxoSZiwG>

Unit 2/38 Ross Street:

<https://my.matterport.com/show/?m=3gWBz9ffptB>

Listed By

Brett Storrier

Open for Inspection

By Appointment.

