

20 Bosworth Rd, Woolgoolga, NSW 2456

Sold - \$1,300,000

Warehouse



POPULAR INDUSTRIAL OPPORTUNITY

The 564sqm building complex has benefitted from a recent facelift, with new roller doors, Colorbond cladding, painting, and many other additional touch ups. There are 4 bays in total consisting of 2 tenants. Big Garden Furniture lease the first 3 bays and front office area, Bay 4 is leased separately. Both tenants will sign a 3 x 3 lease to conjunct with the sale. Both businesses are well established.

Open for Inspection

By Appointment.

The total land portion is a large 1536sqm with a right of carriage way to the neighbouring property. There is a 5.5KW Solar system in place and each bay has its own toilet and basin.

The estate enjoys very close proximity to Woolgoolga town centre and CBD, including its pristine beaches, boutique shops, cafes & restaurants. It is also approx..15 minutes' drive to Coffs harbour and 25 minutes' drive from the airport.

This booming industrial area is tightly held and very few opportunities arise to secure a complex comparable to this. If you are looking to purchase an established industrial investment with sold returns, this is a rare opportunity not to be missed!

All Inspections by appointment:

Brad Vines 0423 511 934 or brad@visionpropertysales.com.au

Maddy Weiss 0447 319 940 or maddy@visionpropertysales.com.au

Land size: 1536sqm approx.

NBN: YES

Council Rates: \$5,488 annually

Year Built: 1984 Approx.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

Listed By

Brad Vines

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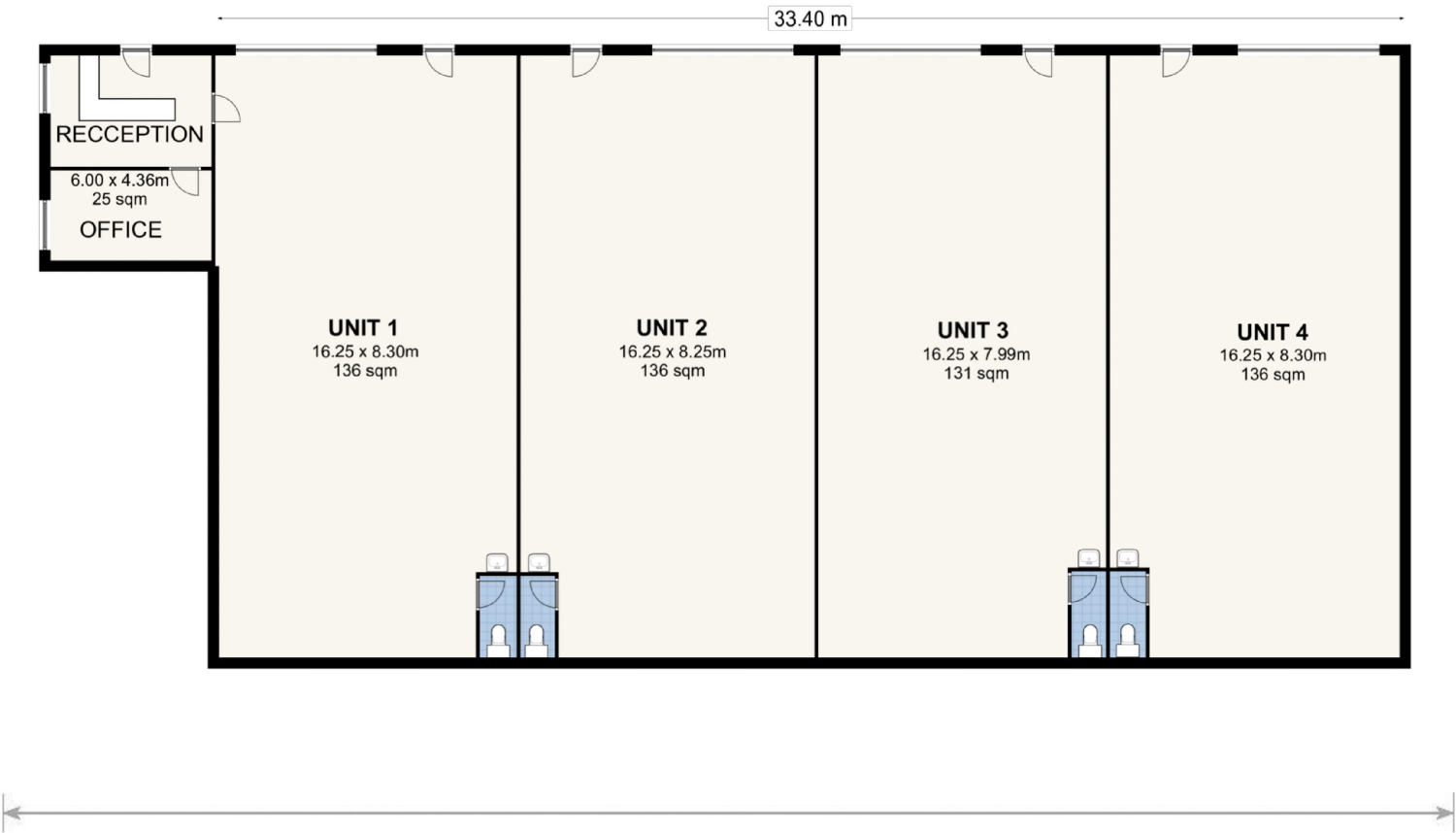
David Tillack

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Floorplan



TOTAL: 564 sqm

20 BOSWORTH ROAD, WOOLGOOLGA NSW 2456

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.