

# Raine&Horne® Commercial

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**GOULBURN**  
66 Sydney Road

4327 sqm

## Rare Opportunity in High-Growth Location

**\$2,500,000 or \$130,000 per annum**

Rare Opportunity in High-Growth Location

Raine & Horne Goulburn and Raine & Horne Commercial Canberra are pleased to offer 66 Sydney Road for sale by Expression of Interest.

66 Sydney Road is strategically located in a highly sought-after location approximately 2km from the Hume Highway – the main arterial route between Sydney and Canberra/Melbourne – and approximately 2km from Goulburn City Centre. The site is prominently situated diagonally opposite Goulburn Gateway Service Station, Governors Hill Motel and the Heritage Motor Inn. Sydney Road is understandably a busy thoroughfare, making the subject property a desirable location for retail, manufacturing and logistics.

The land is zoned 'B6 Enterprise Corridor' providing a rare opportunity to operate a wide range of business types including, but not limited to, food and drink premises, bulky goods retailing, business and office premises, hotel or motel accommodation and industrial uses.

The land itself comprises a regular-shaped block of approx. 4,327sqm, with approximately

<b>Property ID</b>	L33598309
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	4327

## AGENT

**Mark Nicholls**

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36m of direct frontage to Sydney Road and rear access to Herbert Street. The site is fully fenced and comprises 6 standalone buildings constructed in approx. 2018 comprising a mix of modern showroom/offices, versatile industrial warehousing and workshop space, complemented by ample hardstand and parking.

Improvements include a two-storey office/showroom at the front (approx. 67sqm), two smaller standalone offices (approx. 34sqm & 15sqm), a modern high clearance manufacturing shed (approx. 521sqm with multiple roller doors, skylights, high-bay LED lights, additional amenities and mezzanine storage space) plus two smaller standalone workshops (approx. 164sqm & 108sqm).

66 Sydney Road is for sale by Expression of Interest (EOI), closing 4pm, Thursday 24th July 2025. This is your chance to secure a prime commercial investment with outstanding long-term growth potential. Opportunities like this don't come around often.

For further information or to arrange an inspection, contact the exclusive agents at Raine & Horne Goulburn and Raine & Horne Commercial Canberra.