

Raine&Horne.[®] Commercial

GOULBURN
66 Sydney Road

4327 sqm

Rare Opportunity in High-Growth Location!

For Sale: \$2,500,000

For Lease: \$130,000pa +GST

Rare Opportunity in High-Growth Location

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 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

Property ID	L33598309
Property Type	Industrial/Warehouse
Building / Floor Area	4327

AGENT

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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).

Vendor finance available with 7.5% fixed interest over 30 years.

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