

THE BELMORE CENTRE

210 Auburn Street, GOULBURN

RayWhite®





"The Belmore Centre"

This iconic building is located in the heart of Goulburns CBD opposite the well known Belmore Park, Offering a free hold opportunity with huge potential to increase returns with further development and upgrades.

- * Consisting of 10 separate commercial spaces with 6 currently leased
- * 3 onsite covered car spaces available
- * 2 residential units upstairs requiring refurbishment
- * Outstanding investment opportunity with wonderful potential
- * Zoned B3

To Secure this multi tenant commercial building Contact Justin Gay 0429 795 507



1. Shop 1&2, 210 Auburn Street - Specsavers - \$4,400.68pm - lease exp 3/07/2021
2. Shop 3, 210 Auburn Street - H & R Block - \$2,102.77pm - lease exp 30/11/2022
3. Shop 6 - Vacant
4. Shop 8 - Vacant
5. Shop 10 - Business Requisites - \$1,176.14 pm - lease exp 01/07/2003
6. Shop 12 - Ally and Co - \$1129.76 - lease exp 3/10/21
7. Shop 14 - Vacant
8. Shop 16 - Donut Shop - \$1365.00pm - lease exp 27/09/2020
9. Shop 18 - Vacant
- Shop 20 - Latham - \$723.05pm - lease exp 19/01/19



Rates & Charges Notice—\$13,591.52 Per Annum

Land Value—\$480,000

Zoning—B3 Commercial

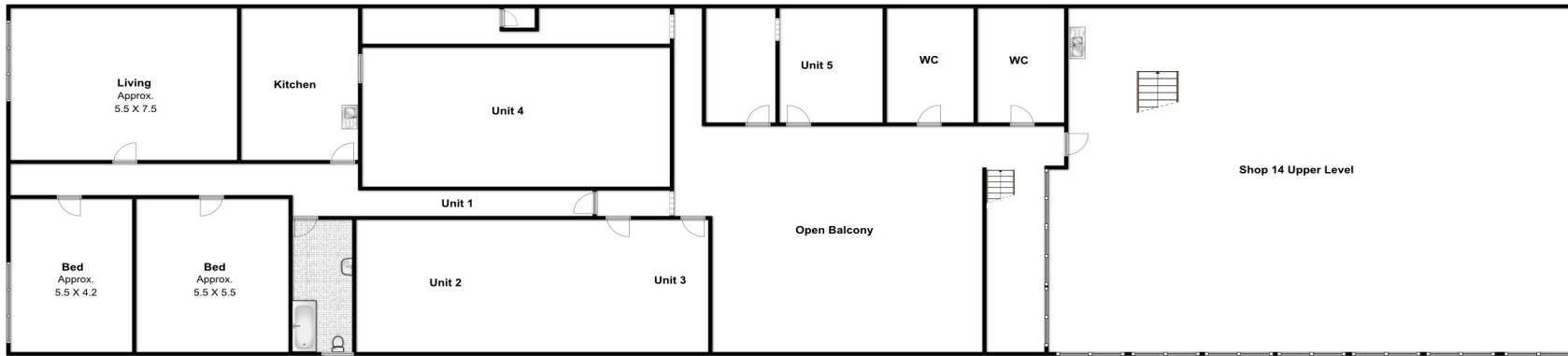
Land Area—740m2 Approx

Building Floor Area—1400m2

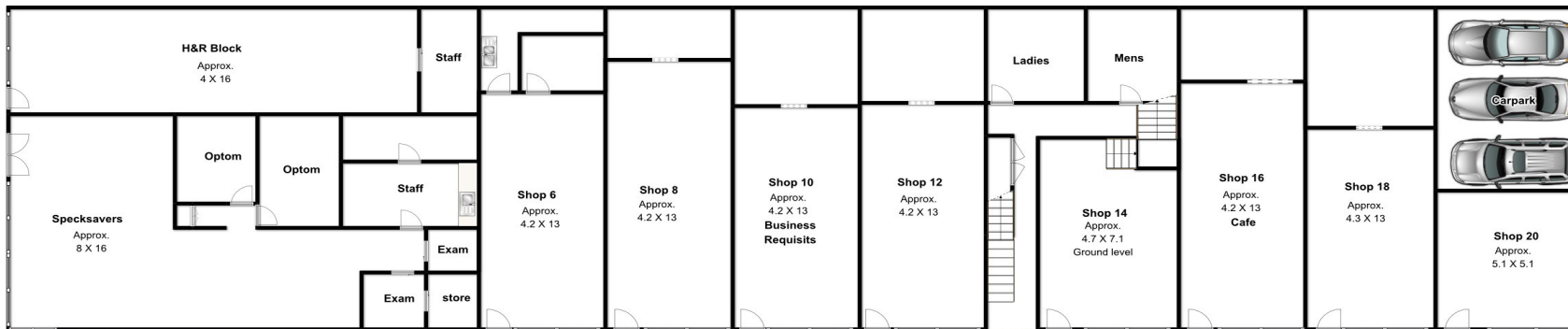
Gross Income—\$130,000 Per Annum

Building Width—12m Approx

Building Depth—60m Approx



Upper Level Approx. 711Sq m



Laneway

Ground Level Approx. 700Sq m



Approx.

Measurements are approximate. Not to Scale. For Illustrative purposes only.

208 - 210 Auburn Street, 'Belmore Centre' Goulburn NSW 2580



Ray White Goulburn

210 Auburn Street , Goulburn



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AUCTION

Date: Friday 9th Nov 2018

Time: 11am

Venue: The Collective, 175 Auburn Street, Goulburn (Behind the Harvest Café)

If you would like anymore information regarding this property please do not hesitate to contact

Justin Gay on 0429 795 507 or email Justin.gay@raywhite.com

Ray White Goulburn

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goulburn.nsw@raywhite.com

The information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee it's accuracy and interested parties should rely upon their own enquiries. Ray White will not be liable for any inaccuracies.