



SOLID INVESTMENT OPPORTUNITY - 6 COMMERCIAL UNITS WITH GREAT INCOME PLUS TWO

Offices • Medical/Consulting

GOONELLABAH BUSINESS CENTRE, 32-34 Gum Tree Drive, Goonellabah, NSW 2480

Floor Area: 855 m²

Land Area: 1298.00 m² (approx)

For Sale

\$1,975,000 OR NEAREST OFFER
For Sale

Property Description

Phone enquiries - please quote property ID 26521.

- * Excellent return on your investment
- * 6 commercial units with long term tenancies
- * 4/5 bedroom residence (with the choice to live in or rent out)
- * 1 bedroom unit on ground floor, currently with a residential tenant, but previously a commercial tenant
- * Further refurbishment options to create more commercial suites

.An architect-designed complex in the beautiful NSW Northern Rivers with long term tenants being sold as a "Going Concern"

The complex is situated in flood-free Goonellabah, adjacent to the Bruxner Highway – the main road connecting Ballina and Byron Bay to the inland, through Lismore and Casino.

When constructed in 1976, it was designed for us, as present owners, to live in as managers, with what is now Suites 4,5 & 6 used for our air conditioning business and we self-managed other tenants. We sold our air conditioning business in 2005 and moved to Brisbane and have retained the premises as a mostly self-managed investment.

The locality is a growing residential and satellite commercial area part of the Alstonville Plateau, with views to the border ranges and enough elevation to catch the cooling afternoon north-easterly sea breezes. Just 2.5 hrs drive to Brisbane CBD or International Airport, or 30 minutes to the surf at Ballina or 45 minutes to Byron bay. The surrounding rich volcanic soils are home to productive macadamia, avocado and banana farms, with increasing low chill fruit orchards and coffee plantations.

Medical Centre is the Northern Rivers Centre of education and health facilities, with good cultural activities.

The residential area is operated under the registered name: "Goonellabah Business Centre". The complex is registered for GST. It consists of six separate suites/units and two residential suites with a combined income of \$142,895.64 plus GST.

No Agent Property - NSW

The commercial units have long term tenants, ranging from a Sporting Association, Chiropractor, Clinical Psychologist, Paediatrician, Personal Fitness Trainer. All units are air-conditioned, with carpeted floors. The construction is cavity brick with zinc alum insulated roof and stainless steel gutters. There is good off-street parking for tenants and ample street parking for visitors.

No Agent Property - BRIGHTON EAST
Suite 1a/ 608 Hawthorn Rd, Brighton East Vic 3187

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As the main residence there is a one-bedroom unit with a living area, currently let as a residential Suite, but previously to a commercial tenant.

Additional Details

Tenure Type	Car Spaces
Tenanted	14
Investment	

Suite 8: The main residence is on the first floor with four bedrooms (all with built-in robes), plus a study or fifth bedroom. The master bedroom has an ensuite, walk-in robes and a separate study or sewing annex. The modern kitchen has a dishwasher, Tasmanian Oak cupboards and pantry. The kitchen is adjacent to a spacious lounge/living area which then opens to an enclosed veranda/sunroom....