



## 226 Boulder Road, SOUTH KALGOORLIE, WA 6430

GUIDING \$800,000

Prime Commercial Opportunity @ Boulder Road, South Kalgoorlie

Unlock the potential of your business with this high-exposure commercial property located on bustling Boulder Road, right in the heart of South Kalgoorlie @ one of the region's most strategically positioned industrial and commercial precincts.

### Location Highlights:

- High-traffic area: Boulder Road is a major arterial route connecting Kalgoorlie and Boulder, offering exceptional visibility and accessibility for your business.
- Surrounded by established trade and service industries: Tap into a thriving local economy with neighbouring businesses including mechanical services, mining suppliers, logistics operators, and retail outlets.
- Minutes to Kalgoorlie CBD: Just a short drive to the city centre, train station, and major road networks.

**TYPE:** Auction

**INTERNET ID:** 300P185386

### AUCTION DETAILS

6:00pm, Monday October 27th, 2025

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

## Area Benefits:

- Strong mining and industrial backbone: Kalgoorlie-Boulder is Australia's iconic mining hub, with a robust economy driven by gold mining, exploration, and mining support services.
- Skilled local workforce: Access to an experienced pool of tradespeople, technicians, and business professionals.
- Supportive local government: Business-friendly council policies and potential development incentives.
- Steady population growth and investment: A consistent demand for commercial services, infrastructure upgrades, and private investment ensures long-term growth potential.

## Property Features:

- 888m2\* Block
- Improvements - 329m2\*
- Showroom
- 2 Offices
- Lunchroom
- Toilet/shower facilities
- Ducted Evaporative Air con
- Reverse cycle Split systems
- 6 Street front parking bays and rear parking also
- Rear Lane access
- Zoned â## Service Commercial - flexible usage options
- Large street frontage with signage opportunities
- Secure workshop/warehouse space

This is a rare chance to secure a well-located commercial space in one of Western Australia's most industrious regions. Whether you're expanding, relocating, or investing, this property ticks all the boxes.

Contact Exclusive Agent and Auctioneer Roslyn Ierace 0407 529 398

This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 888.00 square metres
- Commercial Type:
- Building Area: 329.00 square metres
- Zoning: Service Commercial









