



4 Macdonald Street, YASS, NSW 2582

A GRADE MULTI PURPOSE INDUSTRIAL/COMMERCIAL BUILDING

Secure a prime quality investment, located in the heart of thriving E3 industrial/commercial precinct of Yass. High-exposure frontage with excellent visibility, allows for this industrial/commercial building to offer multiple uses, and is currently functioning as a gym/recreation facility.

This freestanding commercial/industrial building is positioned on a generous 1151 sqm land parcel and offers a total building area of 550sqm across two separately contained areas. Constructed in 2000 with metal roof & walls, the single-level building features striking glass panels across the front of the building, providing abundant natural light and excellent exposure to Macdonald St.

Features include

- Mix of open planned floor room space, reception, contemporary staff and public amenities such as small gym shop, shower & bathroom/both disability and able, surrounded by the added comfort of evaporative air-conditioning, 6 wall heaters and sarking insulation on the inside roof, to keep you comfortable all year round.

TYPE: For Sale

INTERNET ID: 300P191797

SALE DETAILS

Contact Agent

CONTACT DETAILS

Sam Simpson
0413 996 971

- Easy access with wide frontage and plenty of onsite customer parking available at the front of the property.

- Flexible design appealing to a range of trades, services, and businesses well-suited to, professional services, warehousing, recreation facility, or light high-tech manufacturing.

- This asset offers versatility and enduring tenant demand and is surrounded by established businesses.

1. Front area of building - dimensions .

18m x 12m

- This area offers functional space with a welcoming reception area and its own amenities,

2. Back area - dimensions.

15m x 3 m

- Both units feature separate entry points, providing flexibility for investors, owner-occupiers, or businesses seeking a high-exposure presence.

3. Back of building area, covered roof space only - dimensions.

12m x 4.8m

This separately covered roof with open area and cement slab, could be very easily converted into more enclosed building space.

- Side access to the rear of the building available through a double gate.

- There is also a roller door to the rear of the building if needed for a specific business.

Key property information:

Block size

1151 sqm

Floor area

550sqm

Useable land area

600sqm

Car spaces

9

Zoning,

E3

Rates

\$647.75 per quarter

Amenities

3 bathrooms which include, his and hers, plus disabled bathroom and a shower.

Recent Growth:

The area remains attractive for long-term investors due to its regional appeal and proximity to Canberra.

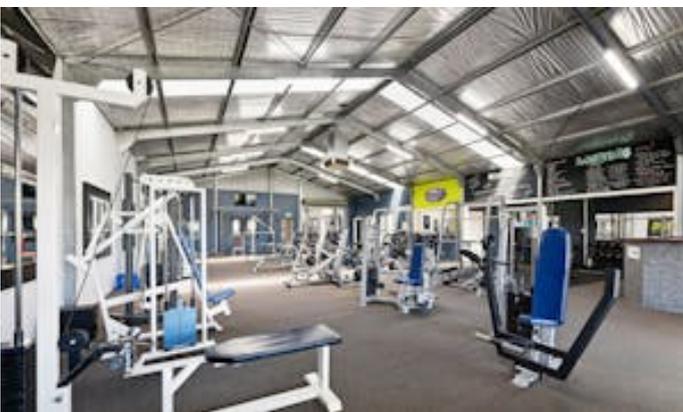
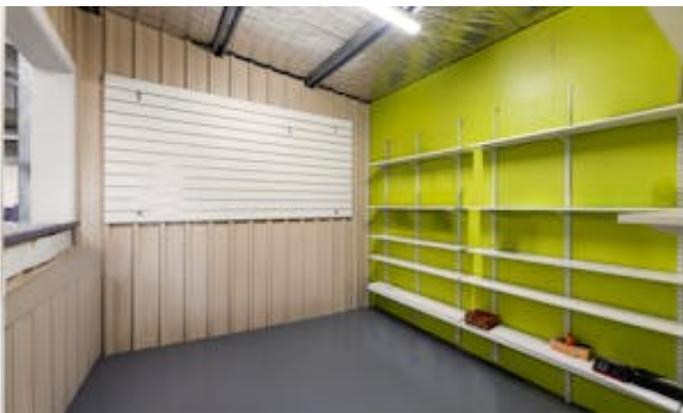
Vacancy Rates: Low vacancy rates (~0.5%) suggest strong rental returns.

Demand for buildings of this size is high, and opportunities are increasingly limited in this tightly held location.

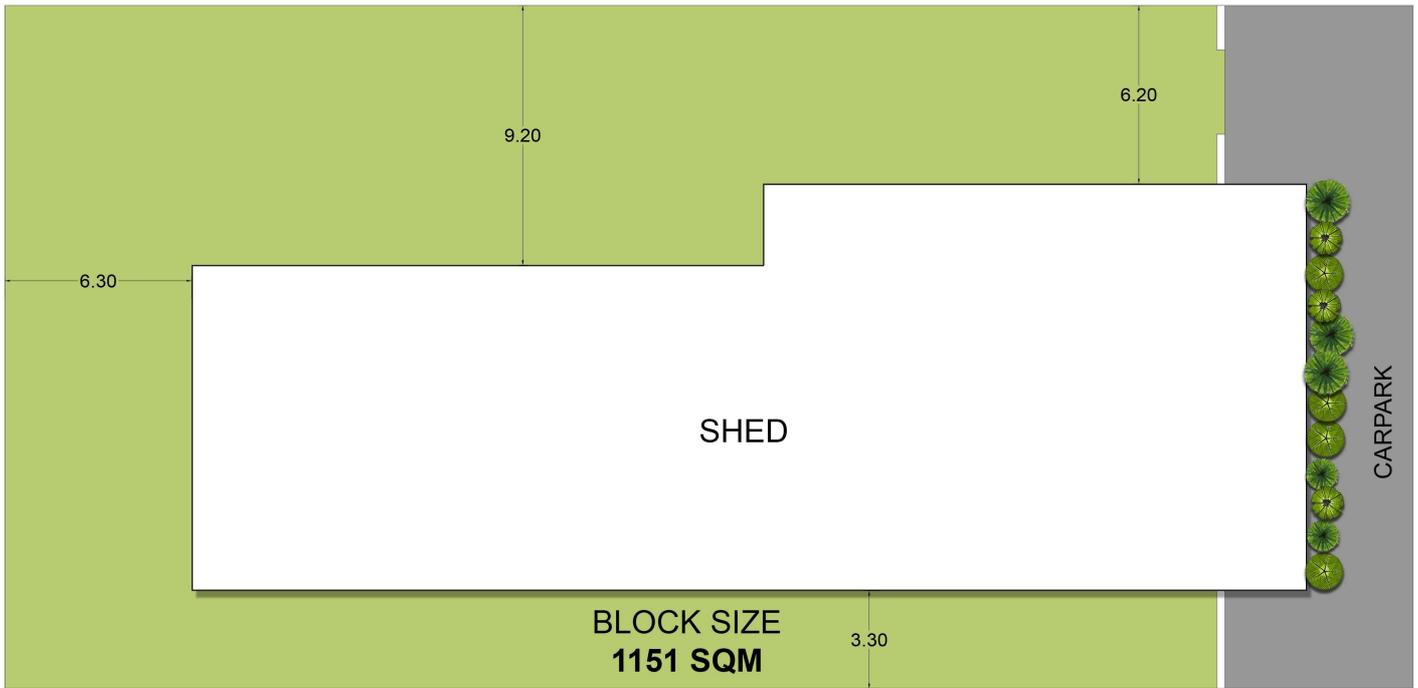
With its multi-functional internal layout, this property is suitable for a range of industrial/commercial uses. Please contact Sam directly to make a time to inspect.

- Land Area 1,151.00 square metre
- Commercial Type:
- Building Area: 550.00 square metres









McDonald Street

