



86 Grand Junction Road, **GRAND JUNCTION**

Yield Commercial is pleased to exclusively present to the market 86 Grand Junction Road and 4 Bradford Drive, Yass — a rare and tightly held opportunity offered to the open market for the first time in 23 years. Situated at a prominent roundabout convergence in close proximity to the Yass CBD, this 10,160 sqm site offers outstanding potential for owner-occupiers, investors, and developers alike.

Highlights:

- + Building 1 (564sqm) – office/administration building with internal amenities, connected to a warehouse with roller door access
- + Buildings 2 & 3 (1,513sqm) – two large warehouses, one with barn door access and the other with roller door access
- + Approximately 100m of frontage across a prominent corner position
- + Favourable E3 zoning permitting a wide range of uses (STCA)
- + Grand Junction Road is B-double rated, supporting heavy vehicle access
- + Additional brick shed with two lock-up garages, previously used as a workshop
- + Solid brick and besser block construction throughout, with metal roofs
- + Huge redevelopment potential in a tightly held precinct close to Yass CBD
- + All buildings in good condition and ready for immediate occupation
- + Strategically located 59 km from Canberra and 280 km from Sydney via the Hume Highway
- + Estimated Outgoings: **\$15,289.84**

FOR SALE

by Private Treaty
Price Negotiable

FOR LEASE

\$207,700pa + GST
& OUTGOINGS

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Zoning

E3 Productivity Support

1. Objectives of zone:

- + To provide a range of facilities and services, light industries, warehouses and offices.
- + To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- + To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- + To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- + To provide opportunities for new and emerging light industries.
- + To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

2. Permitted without consent:

Building identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations

3. Permitted with consent:

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots, Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4. Prohibited:

Air transport facilities; Airstrips; Amusement centres; Backpackers' accommodation; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Port facilities; Pubs; Registered clubs; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex services premises; Shops; Transport depots; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

Plan Drawing only to appear in this space

