

# For Sale

17 Ralston Drive ORANGE

## LARGE SITE WITH WELL MAINTAINED BUILDING

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

Situated approximately 4.3 kilometres north of Orange CBD in the North Orange growth corridor and in close proximity to the Northern Distributor Road

### Description

Rare opportunity to acquire a large site with a substantial and versatile building

Property is very well maintained and presented

Currently operating as gymnasium / fitness club

Building has large open spaces, with extensive glass frontages providing excellent internal natural light

Wide verandahs and amazing views to Mount Canobolas

55 on-site car spaces

Sold with vacant possession

Potential for further development (STCA)

Building Area: 943.40 sqm

### Site Details

**Title:** Freehold Title

**Tenure:** Vacant possession

**Land Area:** 20,026 sqm

**Zoning:** IN1 General Industrial

**Price:** \$2,850,000 + GST

### For more information please contact

**Nigel Staniforth**

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**David Hall**

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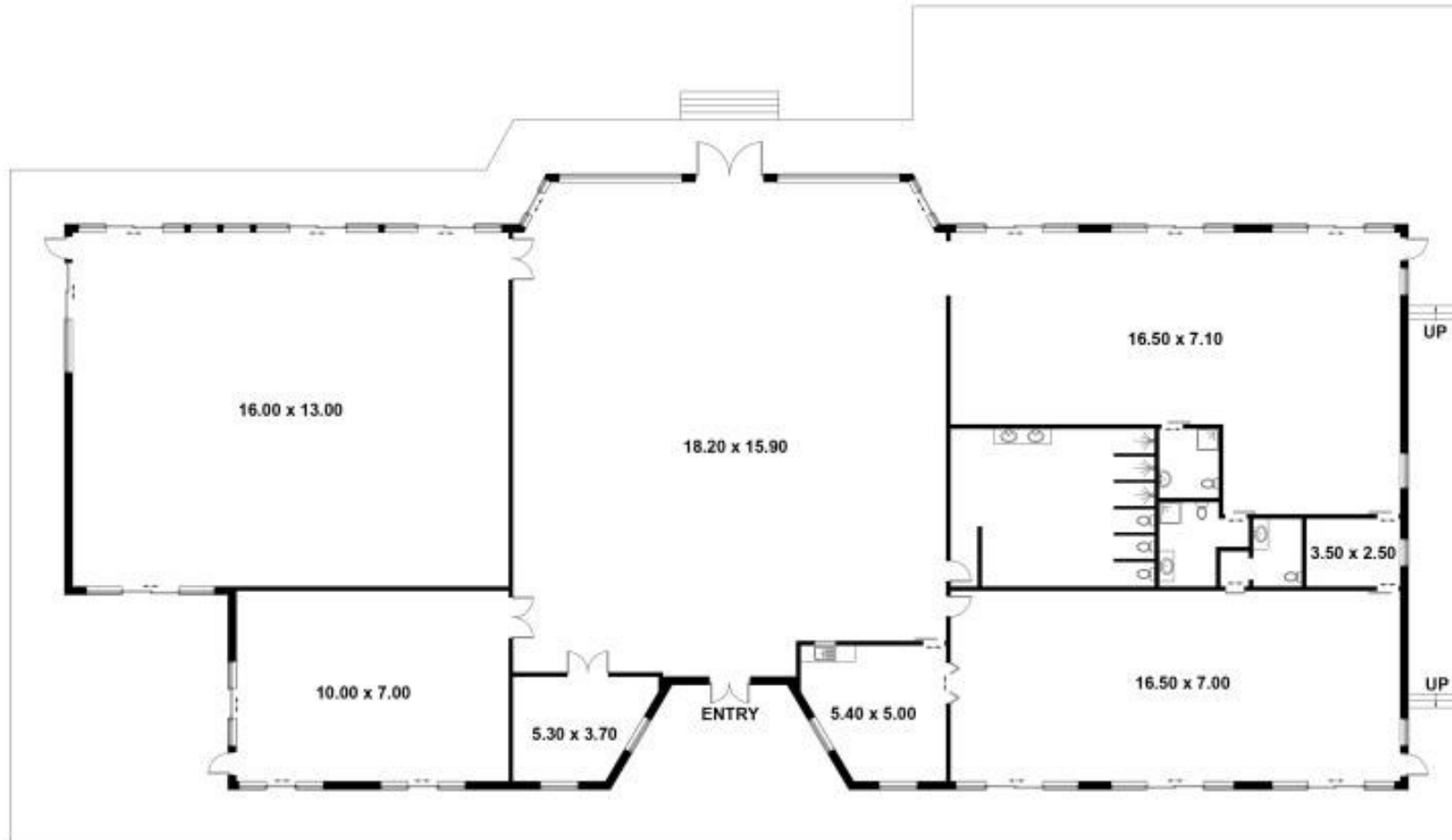
**BENCHMARK**  
COMMERCIAL

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This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.