



## 38 Normanby Street, YEPPOON, QLD 4703

Capricorn Coast CBD Location | Major Centre Zoning Opportunity.

Positioned in the heart of Yeppoon's thriving CBD, this highly visible 1,017sqm corner site presents an exceptional opportunity for investors, developers, or owner-occupiers alike.

Zoned Major Centre, the property offers outstanding flexibility for a wide range of future uses (STCA), making it ideal for redevelopment or for establishing your business in a premium freehold location.

The existing improvements include a freshly painted main building of approximately 200sqm, featuring a shopfront, kitchenette, multiple storerooms, and both internal and external amenities.

Additional infrastructure includes two large shed-style covered areas (approx. 9m x 8.5m and 7m x 11.5m), providing versatile space for storage, workshop use, or operations.

The securely fenced allotment allows for easy delivery access and convenient off-street parking, enhancing functionality for a variety of commercial applications.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 111P1057

**SALE DETAILS**

**Offers Over \$1,190,000  
Considered**

**CONTACT DETAILS**

**Elders Yeppoon**  
16 Anzac Parade  
Yeppoon, QLD  
07 4939 5599

**Russell Breach**  
0417 657 966

Located within one of Queensland's strongest and fastest-growing coastal regions, opportunities like this in such a prominent CBD position are increasingly rare.

- Land Area 1,017.00 square metre
- Commercial Type:
- Building Area: 200.00 square metres



