



14-16 James Street, YEPPOON, QLD 4703

Landmark Yeppoon CBD Freehold with Vacant Possession

Elders Real Estate Yeppoon is pleased to present 14-16 James Street, Yeppoon to the market for sale by Expressions of Interest.

Positioned in the heart of Yeppoon's thriving CBD, this substantial freehold commercial asset presents a rare opportunity to secure one of the town centre's largest and most prominent holdings. Occupying a generous 1,220 m2 site with extensive main street frontage, the property is offered with vacant possession, providing immediate flexibility for investors, owner-occupiers and developers alike.

The property is improved by a substantial two-storey commercial building comprising approximately 806 m2 of gross lettable area. Previously occupied by a long-standing retail business, the versatile layout includes expansive showroom and retail areas, mezzanine space, office accommodation, storage areas, amenities and kitchenette facilities.

Strategically located within Yeppoon's established commercial precinct, the property benefits from exceptional exposure, strong pedestrian activity and convenient access to surrounding retail, professional and community services. The site is zoned Major Centre, providing potential for a range of commercial, retail and mixed-use outcomes

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: 111P1096
SALE DETAILS
 Expressions of Interest
CONTACT DETAILS
Elders Yeppoon
 16 Anzac Parade
 Yeppoon, QLD
 07 4939 5599
Ravi Ramswarup
 0413 422 500

(STCA).

Key Features:

Prime Yeppoon CBD location

Large 1,220 m2 freehold landholding

Approximately 806 m2 building area over two levels

Prominent James Street frontage and exposure

Vacant possession

Major Centre zoning

Flexible layout including showroom, retail, office and storage areas

Rear access and on-site hardstand area

Flood-free location

All services connected including NBN

Suitable for investors, owner-occupiers and developers

Opportunities of this scale and prominence within the tightly held Yeppoon CBD are seldom offered to the market.

For Sale by Expressions of Interest - COB Friday 17th July 4pm

For further information or to arrange an inspection, contact:

Ravi Ramswarup

0413 422 500

- Land Area 1,220.00 square metre
- Commercial Type:
- Building Area: 950.00 square metres











Lower Level

Upper Level

14/16 James St, Yeppoon

*DISCLAIMER: All information contained therein is gathered from relevant third parties' resources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.