





6 Normanby St, YEPPOON, QLD 4703

MULTI-TENANTED INVESTMENT

Knight Frank is pleased to present for sale â##Sands Arcadeâ##, ideally situated in the CBD of Yeppoon.

The asset is fully leased and provides a robust income stream thanks to its 10 tenancies across two levels.

TYPE: For Sale

INTERNET ID: SU112569

CONTACT DETAILS

Elders Commercial Rockhampton

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.

Level 2/102 Bolsover St
Rockhampton City, QLD
07 4921 2347

Adam Kelly
0435 812 996

Additionally, the asset offers great development upside thanks to the location and excellent value-add opportunities with proposed lease improvements.

Features include:

- Net Income of $167,045.73 + GST per annum

- 551* sqm of freehold land (STS)

- 1,102* sqm of NLA (STS)

- 10 tenancies

- Multiple amenities across ground floor and level 2

- Rear access to Yeppoon Town Centre Carpark

- Major electrical and plumbing restoration in recent years including the upgrade of the main electrical switchboard

- Zoned Major Centre under Livingstone Shire Council Planning Scheme 2018

- Premium CBD location

- Excellent signage opportunities

- Excellent development upside

- Great opportunity for lease/ rental income improvements

For Sale by Offers to Purchase, please contact exclusive agents Adam Kelly or Neale Crow via the below enquiry section for further information.

*Approx

- Land Area 551.00 square metres
- Commercial Type:
- Building Area: 1,102.00 square metre

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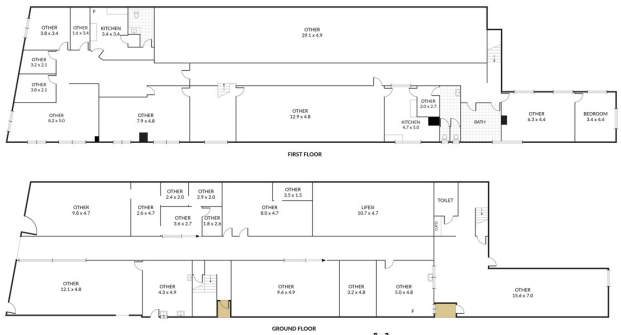
Internal 1126m² External 10m² Total 1136m²

6 Normanby Street, **Yeppoon**

NORTH



Elders Commercial

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.













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