



196 Alma Street, ROCKHAMPTON CITY, QLD 4700

SHORT TERM INCOME WITH OWNER OCCUPIER POTENTIAL

Located in the Rockhampton CBD, is this single level, stand alone office building with fantastic car parking.. The building is situated on a high exposure corner allotment and is adjacent to the Rockhampton Regional Council's main administration.

Key Features

TYPE: For Sale

INTERNET ID: SU113399

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.

- Current Net return of circa \$132,000.
- QBCC lease in place until 31.08.2027.
- Tenant 2 lease in place until 31.07.2028.
- Circa 492 sqm of net lettable space when divided into two spaces.
- 542 sqm of total internal floor space when including common foyer.
- Good off street car parking with a total of 15 car parks.

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

Jonathon Offord
0488 270 174

Contact Jonathon Offord for a copy of the Information memorandum today.

- Land Area 1,221.00 square metre
- Commercial Type:
- Building Area: 542.00 square metres



NORTH



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

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.