



## 36 East Street, ROCKHAMPTON CITY, QLD 4700

### GOVERNMENT ANCHORED ROCKHAMPTON CBD INVESTMENT

Knight Frank as exclusive agents are pleased to offer for sale 36 East Street, Rockhampton City.

36 East Street, Rockhampton City presents a rare opportunity to acquire a premium, high income-generating commercial asset in the heart of the Rockhampton CBD. Positioned on a prominent 1,988sqm site with dual frontage to both East Street and

**TYPE:** Sold

**INTERNET ID:** SU114373

#### 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.

Fitzroy Street, the property offers exceptional exposure and accessibility within a key commercial and government precinct.

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

**Neale Crow**  
0418 886 162

The asset delivers a passing net income of approximately \$1,126,400 per annum\*, supported by a strong and diversified tenancy profile. Approximately 70% of the building is leased to state and federal government agencies, providing secure and reliable income. Other nationally recognised tenants include Seven Network and AON Corporation.

The building is further enhanced by 52 secure undercover car parks, as well as additional income streams from a large digital signboard and a rooftop billboard.

With over \$3,600,000 in capital upgrades completed in recent years, the property is presented to a high standard with minimal near-term capital requirements and boasts a 4-Star NABERS Energy Rating.

This offering represents an outstanding opportunity to acquire a high-quality commercial asset with strong lease covenants, diversified income, and a prime CBD location.

A 100% freehold interest in 36 East Street, Rockhampton is offered for sale via private treaty. For a detailed Information Memorandum, please contact the exclusive selling agents today

\*approx

- Land Area 1,988.00 square metre
- Commercial Type:
- Building Area: 5,013.00 square metres















