



## 117-121 Elphinstone Street, BERSERKER, QLD 4701

### FOR LEASE – HIGH-EXPOSURE RETAIL/OFFICE SPACE

Available from 1 November, this 191 sqm\* tenancy occupies a prominent corner position at Elphinstone and Berserker Streets. Currently fitted as a pharmacy, the space provides a large open-plan layout complemented by smaller adjoining rooms, offering flexibility to suit a variety of retail or office users.

Part of a three-tenancy complex, the property benefits from convenient parking directly

**TYPE:** For Lease

**INTERNET ID:** SU114649

#### 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.

at the door and excellent exposure to passing traffic.

**Key Features:**

- 191 sqm\* retail/office tenancy
- Shared amenities
- Electric entry doors
- Onsite parking for staff and customers
- Prominent corner position with strong signage opportunities

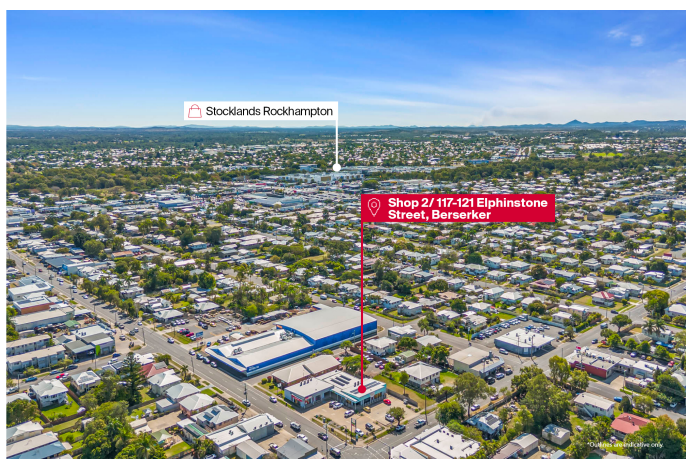
Level 2/102 Bolsover St  
Rockhampton City, QLD  
07 4921 2347

**Jonathon Offord**  
0488 270 174

For further details or to arrange an inspection, please contact Jonathon Offord.

- Land Area 1,794.00 square metre
- Commercial Type:
- Building Area: 191.00 square metres

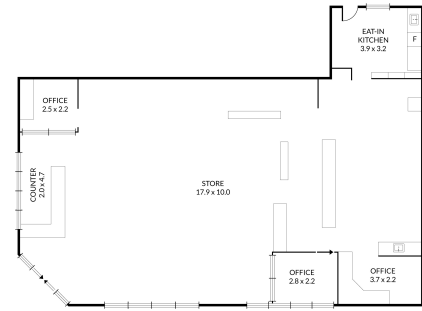








117 Elphinstone Street, **Berserker**   
NORTH



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

