



## 206 West Street, ALLENSTOWN, QLD 4700

### TENANTED INDUSTRIAL INVESTMENT OPPORTUNITY

Located in the tightly held suburb of Allenstown, this industrial/retail investment opportunity is positioned adjacent to the Bruce Highway, providing excellent connectivity to Rockhampton CBD and the Northern Suburbs.

Comprising approximately 1,170 sqm\* of lockable shed space under roof, the property includes cold room storage (approx. 215 sqm\*), dry storage, offices and multiple

**TYPE:** For Sale  
**INTERNET ID:** SU114701

**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.

loading bays. Attached to the northern side of the shed is a high-clearance awning of approx. 190 sqm\*, adding further functionality for logistics and storage operations.

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

**Jonathon Offord**  
0488 270 174

Currently leased to Beemart Enterprises Pty Ltd, the property provides a secure holding income of circa \$97,000 per annum net, The lease runs until May 2027 with a further 3-year option, delivering both immediate income and long-term investment security.

#### KEY ATTRIBUTES INCLUDE:

- Approx. 1,170 sqm\* main lockable shed under roof
- Includes approx. 215 sqm\* cold room storage plus dry storage, offices & loading bays
- Additional 190 sqm\* high-clearance awning
- Secure lease to Beemart Enterprises Pty Ltd until May 2027 with further 3-year option
- Current net income: Circa \$97,000 per annum
- Additional accommodation component on the Mezzanine floor.

\*approx\*

This is a rare opportunity to secure a well-located industrial/retail asset with a strong lease covenant and exceptional connectivity.

- Land Area 2,201.00 square metres
- Commercial Type:
- Building Area: 1,360.00 square metre



