



25-31 Denham Street, ROCKHAMPTON CITY, QLD 4700

CBD Investment

For sale now is this conveniently situated office and retail investment opportunity in Rockhampton CBD.

The asset offers a strong investment profile, supported by multiple quality tenants and excellent accessibility for both staff and customers.

TYPE: Sold

INTERNET ID: SU115238

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.

Key features:

- Freehold land holding of 394* sqm
- NLA of approx. 507 per sqm
- Net return of \$39,423.90 per annum
- Located across the road from the latest hospitality venue, it offers a captive market for the right owner
- Zoned commercial/residential, the asset offers a mix of professional and retail tenants with potential for owner/caretaker residency.
- Significant income upside with lease improvements
- Multiple tenants
- Premium CBD position
- Private car parking
- Well-maintained improvements with potential for further rental optimisation
- Vendors are retiring
- Fast NBN available to the premises
- The buildings are on the same electricity grid as emergency services - Telstra & Police, meaning outages are rare.

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

Jonathon Offord
0488 270 174

For further information, please enquire with Adam Kelly or Jonathon Offord.

- Land Area 394.00 square metres
- Commercial Type:
- Building Area: 507.00 square metres



