



## 57 Goondoon Street, GLADSTONE CENTRAL, QLD 4680

### CBD Office

For Sale now is this ideally positioned multi-level CBD office opportunity, offering flexibility, functionality and future growth in a tightly held central location. Suitable for businesses wanting their own premises, or as a blue chip property to add to your portfolio.

The property is fully air-conditioned throughout, ensuring year-round comfort for staff

**TYPE:** For Sale

**INTERNET ID:** SU115376

#### 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.

and clients, and features a well-equipped kitchenette to support daily operations. An inviting reception area welcomes visitors at the building entrance, setting a professional first impression.

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

**Adam Kelly**  
0435 812 996

A key highlight is the excess land component, offering genuine future development or expansion potential (STCA)â##a rare advantage within the CBD. There is also lot access to Central Lane with off street car parking for approximately 15 cars.

- Fully air conditioned (split system and ducted)
- Well-equipped kitchenette including dishwasher
- Rear outdoor deck adjoining the detached, lockable brick storage shed
- Dual street access (Goondoon St and Central Lane)
- Two levels with internal stairs
- Internal men's and ladies toilets for added convenience
- Rear outdoor deck adjoining lockable brick storage shed
- Car parking on lot for approx. 15 cars
- Future development upside thanks to excess land (STCA)
- Nearby considerable landmarks i.e. Gladstone Library and the Gladstone Central Hotel
- Inviting reception area at the entrance of the building
- Rates approx. \$13,000 per annum
- Building under roof approx. 260m2 excluding deck
- Rental estimate approx. \$80,000 per annum + GST + outgoings

For further information or to arrange an inspection please contact Adam Kelly via the below enquiry section.

- Land Area 894.00 square metres
- Commercial Type:
- Building Area: 260.00 square metres













FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

