



## 181 East Street, ROCKHAMPTON CITY, QLD 4700

Versatile CBD Investment with Multiple Tenancies, Holding Income & Significant Value#Add Potential.

181 East Street, Rockhampton City presents a versatile commercial investment opportunity in the heart of the Rockhampton CBD. The property comprises three tenancies across two levels, with two ground-floor suites and a substantial first-floor tenancy. Currently partly leased, the asset provides flexibility for both owner-occupiers and investors, with immediate income in place and clear potential for value uplift.

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.

**TYPE:** For Sale

**INTERNET ID:** SU115645

**CONTACT DETAILS**

The ground floor includes Tenancy A (approx. 165 sqm) leased until April 2027 with options, and Tenancy B (approx. 102 sqm - Vacant), ideal for an ownerâ##operator seeking a prominent CBD presence. The first floor provides approx. 360 sqm of space under a shortâ##term lease, ensuring holding income while allowing future leasing or refurbishment options.

Offering dual street access, including rear entry via Quay Lane, the property also accommodates parking for at least two vehiclesâ##a valuable feature within the CBD grid.

Positioned within Rockhamptonâ##s established commercial core, the property benefits from immediate access to major government departments, financial institutions and key civic services, enhancing long-term appeal for tenants and occupiers alike.

Currently returning a net income of approximately \$25,000 per annum, with one vacancy and significant potential to increase rental returns, 181 East Street represents a strong valueâ##add commercial opportunity.

Contact Jonathon Offord for a copy of the Information Memorandum or to arrange an inspection.

- Commercial Type:
- Building Area: 720.00 square metres

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