



## 42 Burnett Street, BERSERKER, QLD 4701

### WORK, TRADE OR STORE – PRACTICAL COMMERCIAL PROPERTY IN BERSERKER

An excellent opportunity to secure a well-located commercial property just off busy Musgrave Street, offering functionality and flexibility for a range of business uses. The current tenant will be vacating the property at the end of May 2026.

Situated on an 809 sqm site, this property features a 252 sqm insulated shed with multiple access points, making it ideal for trades, storage, light industrial, showroom, or

**TYPE:** For Sale  
**INTERNET ID:** SU115841

**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.

mixed retail/office operations.

The shed is designed for efficiency and convenience, with a retail or office component at the front, allowing for customer-facing operations while maintaining practical workspace to the rear.

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

**Jonathon Offord**  
0488 270 174

**Key Features:**

- 252 sqm insulated shed
- 809 sqm total site area
- Just off the high-traffic Musgrave Street
- Retail or office space at the front of the shed
- Toilet and shower facilities
- Access via two (2) side roller doors
- Rear roller door providing access to a dedicated storage area
- Concrete front driveway with additional side access
- Functional layout suitable for a wide range of commercial and industrial uses

For a copy of the Information Memorandum or to arrange an inspection, please contact Jonathon Offord from Elders Commercial Rockhampton.

- Commercial Type:
- Building Area: 252.00 square metres



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