



6 Burnett Street, YEPPOON, QLD 4703

For Sale

For Sale now is this high-yielding and well-positioned industrial asset in Yeppoon.

The asset contains functional fuel bowsers that the current occupant uses to refuel their fleet of company vehicles.

TYPE: For Sale

INTERNET ID: SU116162

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.

Additionally, the asset offers excellent accessibility and connectivity thanks to its close location to Yeppoon and Tanby Roads. The property is being offered on a vacant possession basis.

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

Adam Kelly
0435 812 996

Property features:

- Net income of \$112,363* + GST + Outgoings per annum
- 2,222* sqm of freehold land
- 630* sqm of warehouse and office
- Equipped and functional fuel bowsers
- Concrete hardstand throughout
- Recently improved/renovated offices and bathroom amenities
- Air-conditioned offices
- Low Impact Industry zoned under Livingstone Shire Council Planning Scheme

For further information, please contact Adam Kelly

*Approx only

- Land Area 2,222.00 square metres
- Commercial Type:
- Building Area: 630.00 square metres
- Zoning: Industry



