



20-26 East Street, ROCKHAMPTON CITY, QLD 4700

PRIME CBD VALUE-ADD OPPORTUNITY – SUBSTANTIAL 2,148SQM SITE WITH MULTI-INCOME & UPSIDE

20-26 East Street presents a compelling and highly versatile commercial offering in the heart of Rockhampton City, ideally suited to developers, renovators, owner-occupiers, or savvy investors seeking value-add potential and future upside.

Occupying a substantial 2,148sqm allotment across two lots, the property features four separate buildings with a combined net lettable area of approximately 1,600sqm. This flexible configuration provides multiple avenues for income generation and repositioning, whether through refurbishment, leasing optimisation, strata-style sell-down (STCA), or complete redevelopment to capitalise on the site's prime central location.

Currently, the property generates an approximate net holding income of \$40,000 per annum derived from four tenants, all on convenient month-to-month leasing arrangements. This tenancy profile offers immediate cash flow while also enabling purchasers to restructure or reposition the asset without long-term encumbrances.

The improvements are supported by practical rear access via East Lane, providing valuable on-site parking and service accessibility – an increasingly important feature within the CBD environment.

TYPE: For Sale

INTERNET ID: SU116197

CONTACT DETAILS

**Elders Commercial
Rockhampton**

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

Jonathon Offord
0488 270 174

Key Investment Highlights:

- Large 2,148sqm site over two titles
- Four buildings with ~1,600sqm net lettable area
- Holding income of approx. \$40,000 p.a. net
- Flexible month-to-month tenancies
- Significant value-add and redevelopment potential (STCA)
- Ability to split, lease, sell individually or reposition
- Rear access and parking via East Lane
- Strategically located within Rockhampton's commercial precinct

With its scale, flexibility, and central positioning, 20 East Street represents a rare opportunity to secure a well-located commercial asset with multiple exit strategies and strong potential for future growth.

Contact Jonathon Offord for a copy of the Information Memorandum or call 0488 270 174.

- Land Area 2,148.00 square metres
- Commercial Type:
- Building Area: 2,148.00 square metres