



155 East Street, ROCKHAMPTON CITY, QLD 4700

SECURE CBD INVESTMENT WITH LONG-TERM INCOME

155 East Street, (aka 153 East Street) Rockhampton City presents an outstanding opportunity to acquire a fully tenanted commercial investment in one of Central Queensland's most established business precincts.

Positioned in a prominent CBD location, this well-presented office building comprises approximately 386 sqm* of net lettable area over two levels and has recently been

TYPE: For Sale

INTERNET ID: SU116511

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.

refreshed with a modern internal fit-out and external repaint, providing an attractive workplace for its tenants.

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

Jonathon Offord
0488 270 174

The property is fully leased to two established businesses, with the ground floor occupied by DLV Finance on a new 5 x 5 year lease through to 2031, while the first floor is leased to On Country Management Services until April 2027, delivering immediate holding income and a diversified tenancy profile.

Returning a net income of approximately \$72,000 per annum, the investment is further strengthened by the recovery of 100% of total building outgoings, split 50/50 between the two tenants.

Investment Highlights:

- Fully tenanted office building over two levels
- Approx. 386sqm* net lettable area
- Ground floor leased to DLV Finance until 2031
- First floor leased to On Country Management Services until April 2027
- Net income of approximately \$72,000* per annum
- 100% recovery of total building outgoings including Land Tax.
- Prominent Rockhampton CBD location
- Recently painted exterior with modern internal presentation
- Strong investment opportunity with secure holding income

For a copy of the Information Memorandum or to arrange an inspection, contact Jonathon Offord today.

- Land Area 200.00 square metres
- Commercial Type:
- Building Area: 386.00 square metres



