



## Solid CBD Investment Opportunity

Retail • Showrooms/Bulky Goods • Land/Development

28 Myall Street, 28-30 Myall Street, Gympie, Qld 4570

**Floor Area:** 400 m<sup>2</sup>

**Land Area:** 1690.00 m<sup>2</sup> (approx)

### Property Description

- **Endless development opportunities**
- **Set on two separate Titles**
- **Flood Free**

Located within 250m of Gympie's Goldfields Plaza shopping centre, we present to you this solid investment opportunity.

This property is set on two separate titles and is zoned commercial. Title one is a 1012m<sup>2</sup> vacant parcel of land and shares the back boundary with the local Centrelink & Medicare Building. Title two is 678m<sup>2</sup> and is built on.

The split multi-level building comprises living quarters and a large business/storage premises. The living quarters offers two bedrooms, one bathroom, an open plan living/dining/kitchen area and undercover parking for 2 cars. The business premises offers a front office/reception area plus has many areas for office spaces and storage areas. There is also kitchenette/staff room and bathroom facilities located on the lower level. The premises is currently tenanted, and the operating business is not for sale. Due to the property being tenanted, all inspections will require a minimum of 24 hours notice.

- The combined potential rental income of the premises as it is currently being used would be approx. \$570-\$600 per week in the current market conditions
- Endless development opportunities for the vacant block or the entire site
- Located 250m from Goldfields Plaza shopping centre ...

**For Sale**

Expressions of interest  
For Sale

### Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

**Car Spaces**  
10



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**Professional's - Gympie**

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