



QUALITY OFFICE ACCOMMODATION AVAILABLE FOR LEASE OR SALE

Offices • Medical/Consulting

48-50 River Road, Gympie, Qld 4570

Floor Area: 2,270 m²

Land Area: 3515.00 m² (approx)

For Sale or Lease
CONTACT AGENT
 For Sale
 Plus Outgoings

Property Description

- **SALE – ENTIRE BUILDING**
- **LEASE – UP TO 1,650SQM**
- **ATTRACTIVE LEASE INCENTIVES AVAILABLE**

Rare opportunity to own or lease one of Gympie's largest freehold office properties. The property is partially tenanted by Queensland Department of Transport and Main Roads.

~ For Sale – Entire office building of 2,270sqm*, on 3,515sqm land with passing income from the TMR Lease

~ For Lease – 1,650sqm* of office space

~ Attractive lease incentives available

~ Undercover, allocated parking with lift access

~ Located in the Gympie CBD with direct access to the Bruce Highway

~ District centre zoning allows for a wide range of uses

~ Building services suitable for local/state government tenants, disability/employment services etc.

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Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Energy Efficiency
5.0-star NABERS

Parking Comments
Undercover car parking with lift access



Louisa Blennerhassett
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CBRE - Sunshine Coast

Level 1/17 Duporth Avenue, Maroochydore Qld 4558