



19 Egerton Street, Emerald



PRIME COMMERCIAL INVESTMENT IN EMERALD CBD!

Well maintained building, great long term tenants & room for upside with circa 8% Net yield!

A well established commercial property in a bustling CBD location. Perfectly positioned on a prominent, high exposure street, this property offers exceptional visibility and easy accessibility with both on-street and off-street parking for added convenience.

Boasting four established long term tenants, including a national tenant, this property provides a strong and diverse tenancy mix, ensuring high occupancy rates and a reliable rental income stream.

Current tenants:

Shop 1 - Eagleshams Workwear

Shop 2 - Advanced Personnel Management

Shop 3 - Subway

Shop 4 - Kebab House

Key Features:

- * Premium CBD location with unbeatable foot traffic and exposure
- * Four secure, long-term tenants delivering stable rental returns
- * Excellent accessibility with on-street and off-street parking

1 1 30 2,058 m2

Price	Contact Agent
Property Type	Commercial
Property ID	11308
Land Area	2,058 m2

AGENT DETAILS

Justen Tillman - 0412262325

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village
Boulevard Sippy Downs, QLD,
4556 Australia
07 5445 6500



- * Versatile commercial space in a high-growth regional hub
- * Situated on the corner of busy intersection in the CBD
- * High traffic flow with excellent exposure
- * 825m2 building size plus over 2,000m2 of land
- * Over 30 onsite car spaces
- * Gross Rental Income \$170,000pa (approx)

With Emerald's continued economic growth and strong demand for commercial space, this exceptional property presents an unmissable opportunity for investors seeking a secure, high-performing asset.

For further information or to arrange an inspection contact Justen Tillman from Blue Moon TK Property on 0412 262 325.

Disclaimer: Whilst every care is taken in the preparation of the information contained herein, Blue Moon TK Property will not be held liable for any errors in typing or information. All information is considered correct at the time of printing. Any interested parties should satisfy themselves in this respect.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.