



19 Egerton Street, Emerald



## PRICED TO SELL - CIRCA 8% NET YIELD!

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

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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
- \* Net Rental Income \$137,000pa (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.

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