



59 Peak Downs St, Capella



HIGH-EXPOSURE TRAINING CENTRE – PRIME COMMERCIAL OPPORTUNITY IN CAPELLA

For Sale or Lease – Flexible Options Available

Seize this rare opportunity to secure a fully renovated, high-profile commercial property positioned on the Gregory Highway, one of the region's most trafficked transport corridors!

Whether you're an investor, business owner, or developer, this site offers incredible potential in the heart of Capella's thriving mining and agricultural hub.

Property Highlights

- 2023 sqm allotment on a prominent corner with dual street access via Peak Downs St and Abor St.
- Prime visibility and signage exposure to Gregory Highway traffic.
- Fully renovated building with modern finishes throughout.
- Two separate private lease areas – rent individually, occupy one and lease the other, or utilise the entire space.
- Shared amenities include a kitchen, meals area, 2x toilets (including 1 disabled), and a shower.
- Lapsed Development Approval for accommodation expansion and a 24m x 12m shed – potential for future development.
- Flexible leasing options – choose either 59A, 59B, or the full premises.
- Excellent opportunity to establish a retail, office, training, or allied

2,023 m2

Price	Offers Over \$449,000
Property Type	Commercial
Property ID	11412
Land Area	2,023 m2
Office Area	190 m2

AGENT DETAILS

Justen Tillman - 0412262325

OFFICE DETAILS

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



health presence.

Lease Areas Overview

59A – 96.56 sqm (Private Lease Area)

- Street-front entry ideal for retail or office use.
- Large open-plan room (34.16 sqm) – perfect for training, retail, or consulting.
- Adjoining smaller office (36 sqm) with connecting door.
- Rear area (26.4 sqm) with internal access, private external entry, and fully fenced courtyard.

59B – 58.2 sqm (Private Lease Area)

- Street-facing office/retail space (13.58 sqm).
- Spacious open area (44.62 sqm) ideal for flexible use.
- Independent entry point for tenant privacy and separation.

Shared Amenities – 36 sqm

- Accessible internally and externally.
- Kitchen and meals area.
- Two toilets (one wheelchair-accessible).
- One shower facility.

Why Invest or Lease Here?

- Strategic location in a bustling regional town.
- Versatile layout – suit a wide range of business types.
- Income potential – lease one side while you occupy or develop the rest.
- Scope to expand or diversify with prior DA approval for accommodation and a large shed.

Phone Justen Tillman from Blue Moon TK Property Emerald on 0412 262325 for further information or a private inspection.

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