



6 Topaz St, Emerald



## Investors Note: Approx 9% Return – Emerald Freehold Workshop & Manager's Residence

Emerald's best kept secret – in central town position. By leasing the building made up of the functional workshop and the associated enclosed and concreted holding yard, as well as the accommodation quarters for approximately \$750 per week (suggested) plus outgoings, an astute purchaser could realise an approximate 9% return on their purchase.

The large freehold workshop set on 655m<sup>2</sup>, has been previously utilised as a mechanical workshop. The owner has undertaken extensive renovations to enhance the office area so that it presents great value for those tradies who need a workshop, large yard and quality accommodation space.

🏠 15 📏 668 m<sup>2</sup>

Price	Offers over \$425,000
Property Type	Commercial
Property ID	1163
Land Area	668 m <sup>2</sup>
Warehouse Area	500 m <sup>2</sup>

### Agent Details

Alan Cornick – 0418 792 888  
 Leonie Wheeler – 0428 199 930

### Office Details

Rockhampton  
 109 Campbell St

The shed has a modern hoist, a compressor and three phase power with two 6.5kva solar panel systems making it ideal for continuation as a mechanical or even as an engineering business. It could be utilised in many other ways depending on your business expansion needs.

Running the length of the block of land there is a HUGE area to even share business spaces with two offices/bedrooms, kitchen and bathroom facilities, as well as a mezzanine for even more extra storage. There is a fenced yard area to the left of the office entrance for parking vehicles or to display goods for walk in customers.

A lot of love has been given to this workshop and the current owner has made many improvements since they purchased. The solar alone cost \$50,000 to install and is a game changer with savings on power.

This is GREAT VALUE! This could be the opportunity that you have been waiting for. With Emerald being central to Queensland's mining and primary industries, an affordable workshop and manager's residence like this can be your stepping stone to carving out an exciting business opportunity. Don't Miss This One At Only.....Offers Over \$425,000 considered

Please contact Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection!

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