



102 Elphinstone Street, Berserker



## Investment Property on Elphinstone Street

Looking for an astute investment? The premises at 102 Elphinstone Street is now available. In a high profile/high traffic flow position and adjacent to one of Rockhampton's leading hardware stores, this 1,311m<sup>2</sup> industrial zoned property (on 3 titles) represents an excellent return on investment with rental return of \$81,063.36 per annum plus GST and outgoings. The last rates were \$5,429.66 for six months. The current lease is due for renewal on 31/7/25 and has a three year option.

The improvements are well presented with a huge, modern administration and showroom area; expansive workshop areas with access from Elphinstone and Nobbs Streets; large kitchen/smoko room and spare parts storage room and lockable mezzanine storage area; office and reception areas.

1,311 m<sup>2</sup>

Price \$1.4 million  
 Property Type Commercial  
 Property ID 1173  
 Land Area 1,311 m<sup>2</sup>

### Agent Details

Greg Kehl - 0438630870

### Office Details

Rockhampton  
 109 Campbell St  
 Rockhampton City QLD 4700  
 Australia  
 0749278999



The property also has offstreet car parking, making it convenient for customers.

Sale Price \$1.4 million.

Contact Greg Kehl on 0438 630 870 to arrange an inspection.

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