



36 Knight St, Park Avenue



Excellent Local Business Opportunity

Set on 744m² of retail light industrial land in progressive Knight Street location opposite exciting new retail industrial estate with national tenants.

Improvements include besser block constructed front façade with walk-in entry to sales and repair intake counter. Adjacent to the counter reception area is the spacious air-conditioned administration office. The overall 400m² building area is made up of two sections. The front section on Knight Street is constructed from hardwood trusses and corrugated iron with the front of the building being constructed from concrete besser blocks. The area covered by the older but super sound construction is approximately 172m². There is vehicle access to both sides of the building from Knight Street.

The second more recent build is constructed from heavy I-

744 m²

Price	POA
Property Type	Commercial
Property ID	1174
Land Area	744 m ²
Warehouse Area	400 m ²

Agent Details

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beams, has high clearance and reaches out to the boundaries on both sides. An exciting feature of this building is the lengthy very heavy-duty gantry crane that traverses the full length of the unloading bay and u-shapes around bringing heavy items for repair from the back of the building through large open doors right into the centre of the workshop. There is another heavy-duty gantry crane which services the Southern side access of the building. Included in the building is a large amount of pallet racking, work benches, 4 camera security system as well as pigeon hole parts storage units and lots of shelving for parts storage.

The Business – A well-established electrical repair and motor rewind business that has served Rockhampton and the mining industry for many years. Currently showing excellent figures with heaps of potential to promote and expand. Long term owners wish to retire however are prepared to put time into training incoming purchasers.

Included in the sale are the equipment and tools necessary to run the business, including a lathe, winding machine, ovens etc as well as a huge range of parts.

Currently are warranty agents for Makita, Hikoki, DeWalt Cigweld, Wia, BOC. Current work relationships with various local authorities.

An Excellent Business and a Brilliant Piece of Real Estate Owners Have Priced Realistically! An Exciting, Rare Offering Here!!!

POA.....Contact Alan Cornick on 0418 792 888

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