



144 Eumundi Noosa Road, Noosaville QLD 4566

Noosaville Main Road Industrial - Owner Occupy / Development Site

- ? 1,797m²* of "Industry" designated land
- ? Impressive exposure with a new open canopy service station on adjoining land, creating a massive view corridor along Eumundi Noosa Road
- ? Refurbishable existing 902m²* building currently split into 8 units
- ? Current income from sitting tenants of \$97,400 gross annual rental
- ? Assessed potential "as is" income of \$149,500 per annum + outgoings + GST
- ? No leases in place providing purchaser flexibility to owner occupy or secure leases at more market rental rates
- ? Truly a rare commodity - this site is ripe for renovation or redevelopment
- ? KFC, Total Tools, Bunnings Warehouse, Bob Jane T-Mart, National Tiles, Officeworks, Noosa Mazda, Madills Moto

Industrial
FOR SALE

902sqm

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