



20 McLean Street BUNDABERG CENTRAL QLD

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Opportunity exists for one to two tenants in the building plus development of the vacant site into sealed car parking and more retail/office/commercial space. Finding this much land in Bundaberg CBD at this price is unheard of - ideal for owner operator.

Price : \$ 480,000
Building Size : 355 sqm
Land Size : 1280 sqm
View : <https://www.thefourwalls.com.au/sale/ql/bundaberg-wide-bay/bundaberg-central/commercial/offices/7263887>

This property consists of:

- ? An approx. 355 m2* Building divided into 171 m2* offices currently leased to Duplic 8 and a high clearance 171 m2* shed with fenced yard currently vacant on 3 titles.
- ? 700 m2* of vacant land/car park.
- ? 312 m2* all building and 268 m2* which is partial building and vacant land.
- ? Office/retail is current leased for \$18,749.00* plus GST.
- ? Potential rent for rear shed \$24,000.00* plus GST.
- ? Rates up to 30/06/2022 \$7,796.76.
- ? Insurance \$



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