



8 Scotland Street BUNDABERG EAST QLD

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This is entry level commercial investing at the right price. Formally a successful bakery who outgrew the building to a thriving Eco Store.

Features are:

- ? Iconic building on a 447m2 lot.
- ? Approximately 230m2 building with undercover area.
- ? Flood insurance in place.
- ? New three year lease till July 2026 with 5 x 3 year options.
- ? Currently 6% net.
- ? 17kw solar system.
- ? Air conditioned.
- ? Former commercial kitchen currently the storeroom.
- ? Undercover loading and unloading area plus lock up storage.
- ? Termite barrier in place.

Price : \$390,000
Building Size : 230 sqm
Land Size : 447 sqm
View : <https://www.thefourwalls.com.au/sale/ql/bundaberg-wide-bay/bundaberg-east/commercial/retail/7928743>



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