

Just Listed



19 Egerton Street, Emerald



PRIME COMMERCIAL INVESTMENT IN EMERALD CBD!

Seize this outstanding investment opportunity in the heart of the Emerald CBD with circa 7% Nett yield!

A well established commercial property in a bustling CBD location. Perfectly positioned on a prominent, high exposure street, this property offers exceptional visibility and easy accessibility with both on-street and off-street parking for added convenience.

Boasting four established long term tenants, including a national tenant, this property provides a strong and diverse tenancy mix, ensuring high occupancy rates and a reliable rental income stream.

Current tenants:

- Shop 1 - Eagleshams Workwear
- Shop 2 - Advanced Personnel Management
- Shop 3 - Subway
- Shop 4 - Kebab House

Key Features:

- * Premium CBD location with unbeatable foot traffic and exposure
- * Four secure, long-term tenants delivering stable rental returns
- * Excellent accessibility with on-street and off-street parking

 1  1  30  2,058 m²

Price	Offers Over \$1.8M
Property Type	Commercial
Property ID	11308
Land Area	2,058 m ²

AGENT DETAILS

Justen Tillman - 0412262325

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village
Boulevard Sippy Downs, QLD,
4556 Australia
07 5445 6500



- * Versatile commercial space in a high-growth regional hub
- * Situated on the corner of busy intersection in the CBD
- * High traffic flow with excellent exposure
- * 825m2 building size plus over 2,000m2 of land
- * Over 30 onsite car spaces
- * Gross Rental Income \$170,000pa (approx)

With Emerald's continued economic growth and strong demand for commercial space, this exceptional property presents an unmissable opportunity for investors seeking a secure, high-performing asset.

For further information or to arrange an inspection contact Justen Tillman from Blue Moon TK Property on 0412 262 325.

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