



4 Ballantine Street, Clinton

FREEHOLD INVESTMENT OPPORTUNITY

Total site area: 1,640m²

Total lettable area: 549m²

Sold as a Going Concern - Fully Leased with Attractive Returns.

LJ Hooker Gladstone are pleased to present to the market For Sale, the well-known and well-appointed freehold commercial complex at 4 Ballantine St, Clinton!

Prominently on Ballantine Street, with exposure to the high-traffic Gladstone Airport and Bunnings intersection, this property benefits from a strong surrounding mix of major retail, fuel, education and medical operators as well as expansive residential catchments.

Offered as a Going Concern, the asset provides an attractive return and is fully leased to a diverse mix of three well-established tenants.

Property Highlights:

- 1,640m² Freehold landholding
- Fully Leased income-producing asset
- Strategic location neighbouring high-profile anchor tenants
- Zoned - Neighbourhood Centre

FOR SALE

\$2,500,000

BUILDING AREA

549sqm

AGENTS

Tamara Smits

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AGENCY

LJ Hooker Gladstone

(07) 4972 2800

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Attractive return

For a copy of the Information Memorandum or a confidential discussion, please contact the exclusive Selling Agent:
 Tamara Smits.
 0467 378 562 | tsmits.gladstone@ljhooker.com.au

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	4VJ1V
Property Type	Retail
	2
Building Area	549 m2
Land Area	1640 m2

Tamara Smits 0467 378 562

Tamara Smits â€œ Managing Principal, Commercial & Residential Sales Agent | tsmits.gladstone@ljhooker.com.au

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