



153 Auckland Street, Gladstone Central

PRIME CITY LOCATION

LJ Hooker Gladstone is pleased to present to the market For Sale - 153 Auckland Street, Gladstone Central!!

- 268m² building area under roof
- 415m² allotment
- Mixed Use zoning
- Sold as a going concern

Positioned along one of Gladstone's busiest thoroughfares, this beautifully renovated commercial property presents a rare opportunity to secure a character-filled investment with immediate income. Situated on Auckland Street - a key commercial and residential arterial leading directly to Gladstone's renowned harbour - the property benefits from excellent exposure and accessibility, including dual access from the street frontage and rear entry via the Oaka Lane car park.

Recently and thoughtfully renovated, the building seamlessly blends its original character with modern functionality. The refurbishment has carefully retained the property's bones while introducing contemporary finishes and practical workspaces designed to suit a range of commercial uses.

FOR SALE

\$650,000

BUILDING AREA

268sqm

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.



The property is offered as a going concern and is currently leased to two well-regarded local businesses:

The front tenancy (tenant 1) features built-in workstations, dedicated noise-cancelling rooms and is fully air-conditioned through the main system, providing a comfortable and functional professional workspace.

The second tenancy (tenant 2) occupies the remaining open space and showcases the building's charm with polished concrete flooring throughout. This area is serviced by two new air-conditioning systems and includes a kitchenette fitted with a commercial fridge, drink fridge above the sink, and hot water servicing both the kitchen and rear studio area. A spacious rear studio with roller door access adds further versatility, complemented by a secure, concreted external area with gated rear access.

Surrounded by a diverse mix of established local businesses including legal services, hospitality venues and major retail, the property is ideally positioned within Gladstone's commercial precinct.

Property Features:

- 268m² building area under roof
- 415m² allotment
- Dual access from Auckland Street and Oaka Lane car park
- Mixed Use zoning
- Recently renovated building with modern upgrades
- Two established commercial tenancies in place
- Polished concrete flooring and multiple air-conditioning systems
- Rear studio with roller door access and secure yard
- Sold as a going concern

Council Rates 2024/2025 - \$7,436.98 (non discounted inc water)

For further information or to arrange an inspection, please contact the exclusive selling agent:

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0467 378 562
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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	DUJ1V
Property Type	Commercial Farming
	2
Building Area	268 m2
Land Area	415 m2

Tamara Smits 0467 378 562

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