



15 Rollo Street, Gladstone Central

## FREEHOLD CBD CORNER SITE WITH HIGH EXPOSURE - MIXED USE ZONING

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- Total Site Area - 1,393m<sup>2</sup>\*
- Zone - Mixed Use (Gladstone Regional Council).
- Freehold.

LJ Hooker Gladstone is pleased to present to the market 15 Rollo Street, Gladstone Central - A prime commercial opportunity positioned on Hanson Road - a sought-after commercial precinct.

15 Rollo Street offers a combination of exceptional exposure, strong passing traffic, and proximity to major national tenants, CBD amenities and locations including the Gladstone marina.

Key Features:

- Site Area: 1,393m<sup>2</sup>\*
- Frontage: 49m\* to Hanson Road.
- Zoning: Mixed Use.
- Location: Corner allotment - Hanson Rd, Yarroon St and Rollo St.

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.

**FOR SALE**  
780,000.00 + GST

**AGENTS**

Tamara Smits  
0467 378 562  
tsmits.gladstone@ljhooker.com.au

**AGENCY**

LJ Hooker Gladstone  
(07) 4972 2800



•Exposure: High-traffic position neighbouring McDonald's, United Fuel, Gladstone PCYC among plenty other anchored businesses and locations. With over 7,000 vehicles per day (TMR).

•Development Potential: Previous DA for a multi-storey apartment complex. Further information, including plans can be supplied upon request.

•Suit: Commercial, retail, residential, or mixed-use development (STCA).

To request a copy of the Information memorandum or to arrange a confidential discussion, contact Tamara Smits at LJ Hooker Gladstone on 0467 378 562 or [tsmits.gladstone@ljhooker.com.au](mailto:tsmits.gladstone@ljhooker.com.au) or 4972 2800.

- \*Approximate sizing.

## MORE DETAILS

Property ID	XJ1V
Property Type	Land/Development
	2
Land Area	1393 m2

### Tamara Smits 0467 378 562

Tamara Smits â€“ Managing Principal, Commercial & Residential Sales Agent | [tsmits.gladstone@ljhooker.com.au](mailto:tsmits.gladstone@ljhooker.com.au)

### LJ Hooker Gladstone (07) 4972 2800

43 Tank Street, GLADSTONE QLD 4680  
[gladstone.ljhooker.com.au](http://gladstone.ljhooker.com.au) | [reception.gladstone@ljhooker.com.au](mailto:reception.gladstone@ljhooker.com.au)

