



2/19 Tank Street, Gladstone Central

MOTIVATED SELLER - COMMERCIAL INVESTMENT OPPORTUNITY

LJHooker Gladstone is pleased to present to the market for sale 2/19 Tank Street, Gladstone Central.

Take advantage of this opportunity to invest in Gladstone; well known for its major industry supported by world-class engineering, construction and manufacturing sectors.

Featuring:

- CBD Location
 - Excellent Exposure
 - Secure Tenant
 - Freehold Property
 - 296m2 TLA
 - Onsite, Secure Parking at rear
 - Close to Transport, Industry and the Gladstone Port
- Situated in Gladstone's CBD precinct, offering excellent exposure while neighbouring long-standing, professional businesses.

This freehold property includes a large reception space, open office

FOR SALE
PRICE ON REQUEST

BUILDING AREA
296sqm

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.



area, kitchenette, private amenities and an additional open area at the rear, which is currently used for storage and in a previous life was used as a commercial kitchen.

Fully leased to a national tenant on a 5-year term expiring June 2027 with standard fixed annual reviews applied.

Please note that only Suite 2, located on the right side of the ground floor is available for sale, not the entire building.

To arrange a confidential discussion regarding the property and financials, please contact Tamara Smits on 0467 378 562 or Email: 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	3UJ1V
Property Type	Offices
	2
Building Area	296 m2

Tamara Smits 0467 378 562

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