



14/100 Goondoon Street, Gladstone Central

COMMERCIAL CBD LOCATION - FOR SALE

Rare CBD Commercial Opportunity - Prime Main Street
Frontage/53m²!!!

An exceptional opportunity awaits at 14/100 Goondoon Street - a rare chance to secure your place in the commercial heart of Gladstone Central.

Comprising 53m² of modern commercial premises, this well-presented space enjoys valuable main street frontage along Goondoon Street - Gladstone's premier business strip. With strong daily foot traffic, excellent visibility, and surrounding established retail and professional operators, this is a position that delivers both profile and convenience.

Currently utilised for retail, the premises offer flexibility for a range of commercial uses, making it an exciting prospect for owner-occupiers ready to elevate their business presence, or investors seeking a strategic CBD asset.

Opportunities to secure affordable, modern commercial space in this tightly held precinct are few and far between - particularly with genuine

FOR SALE
125,000 + GST

BUILDING AREA
53sqm

AGENTS

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

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.



main street exposure.

Importantly, the owner has instructed a sale, creating real motivation and a compelling opportunity for buyers ready to act.

Secure your foothold in Gladstone's CBD and position yourself for long-term growth.

Overview:

Size - 53m2

Zone - Principal Centre

Body corporate - 4162.40 p/quarter

Council rates - 3212.46 p/a disc

- * Please note that the furniture including the front hanging pendant light is not included in the sale - full kitchen including wall shelves and the hot water system are included in the sale*
- * Property for sale only - business not included *

For further information or to arrange your inspection, 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, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	99J1V
Property Type	Retail Offices 3
Building Area	53 m2
Land Area	53 m2

Tamara Smits 0467 378 562

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

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