



23 Roseanna Street, Callemondah

FOR SALE - INVESTMENT OPPORTUNITY

LJ Hooker Gladstone is pleased to present 23 Roseanna Street, Callemondah to the market For Sale.

Strategically positioned within Gladstone's primary land-constrained industrial precinct, the property is within close proximity to the Gladstone Airport and benefits from direct access to Dawson Highway, providing efficient connectivity to key industrial and logistics hubs.

Offered as a going concern, the asset features a well-established tenancy in place through to 2031, with further option periods available-delivering secure, long-term income for investors.

Key Features:

480m²* workshop/warehouse including amenities
108m²* air-conditioned office space with kitchenette and amenities
2,052m²* total land area
1,464m²* secure, concreted hardstand
Long-term well established tenant

- Approximate only

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

Offers Over \$2million

BUILDING AREA

700sqm

AGENTS

Tamara Smits

0467 378 562

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AGENCY

LJ Hooker Gladstone

(07) 4972 2800



For further information, please contact the exclusive selling agent
Tamara Smits on 0467 378 562 / tsmits.gladstone@ljhooker.com.au

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	C6J1V
Property Type	Industrial/Warehouse
	2
Building Area	700 m ²
Land Area	2052 m ²

Tamara Smits 0467 378 562

Tamara Smits – Managing Principal, Commercial & Residential
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