



480 Quay Street, Depot Hill

## PRICE ADJUSTMENT - Prime Commercial Property with Multiple Access Points in Central Rockhampton

Location, Accessibility, and Versatility - This exceptional 3,480sqm freehold property is situated in a prime, central Rockhampton location with 3 street frontages, ensuring excellent vehicle access and visibility. Whether you're looking to expand your business or make a sound investment, this property offers unmatched potential.

Property Highlights:

- 3,480sqm of prime commercial land
- 3 street frontages providing easy access for vehicles and equipment
- Additional 12 x 6m concrete pad
- 3,000sqm of hardstand area for heavy-duty or industrial use, container storage, dongas, or additional use

**FOR SALE**

Please Call

**BUILDING AREA**

195sqm

**AGENTS**

Eryn Carter

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**AGENCY**

LJ Hooker Rockhampton

(07) 4922 2122

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.



- Industrial shed approximately 200sqm
- Air-conditioned site office (approx. 120sqm) with kitchen, bathroom, and shower, above flood level
- Solar panels for cost-effective energy
- Fully fenced with double gates on two sides for security and access
- Ample parking for staff, clients, and equipment

**Investment Opportunity:**

- Currently tenant-occupied, offering a stable rental income of \$2,572.65/month
- Strong potential for development based on current town planning guidelines, with the ability to expand building space on-site
- Prime location with easy access to Rockhampton's central business area and transport routes

This is a rare offering in a sought-after commercial precinct in the region, perfect for businesses looking for convenience, flexibility, and room to grow. Don't miss out on this unique opportunity!

Offers over \$399,000 considered. Contact us today for more information or to arrange a private inspection.

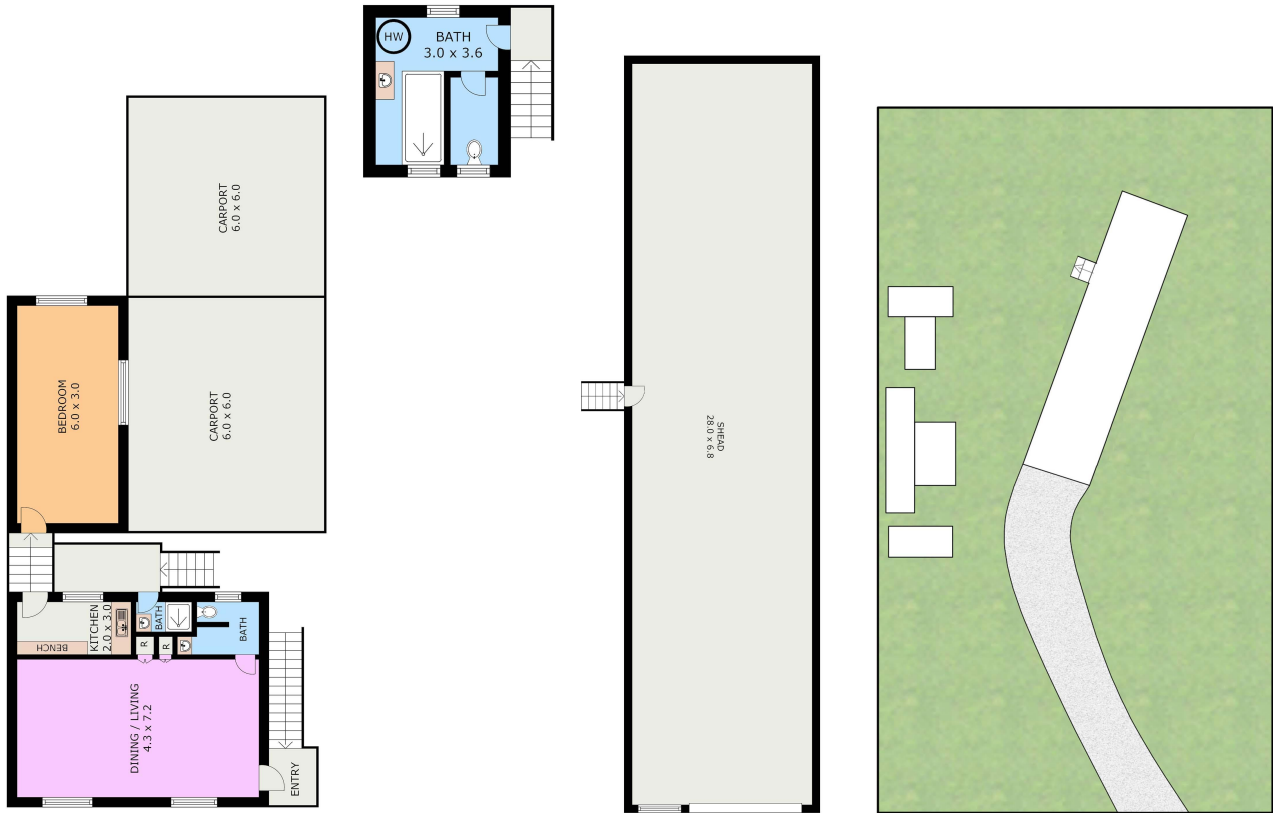
**MORE DETAILS**

|               |                      |
|---------------|----------------------|
| Property ID   | 7GFHVW               |
| Property Type | Industrial/Warehouse |
|               | 2                    |
| Building Area | 195 m2               |
| Land Area     | 3480 m2              |

**Eryn Carter 0439 758 139**  
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