

Table of Contents

- | Welcome
- | Details
- | Google Map - Property Location
- | About Biloela

Welcome

Welcome to the marketing Campaign for 47 - 49 Grevillea Street, Biloela
QLD 4715

I am the selling agent and if you have any queries please do not hesitate to
contact me.

Ross Munroe

"We Put You First"

M : 0488 923 367 E : ross@firstnationalbiloela.com.au

Details

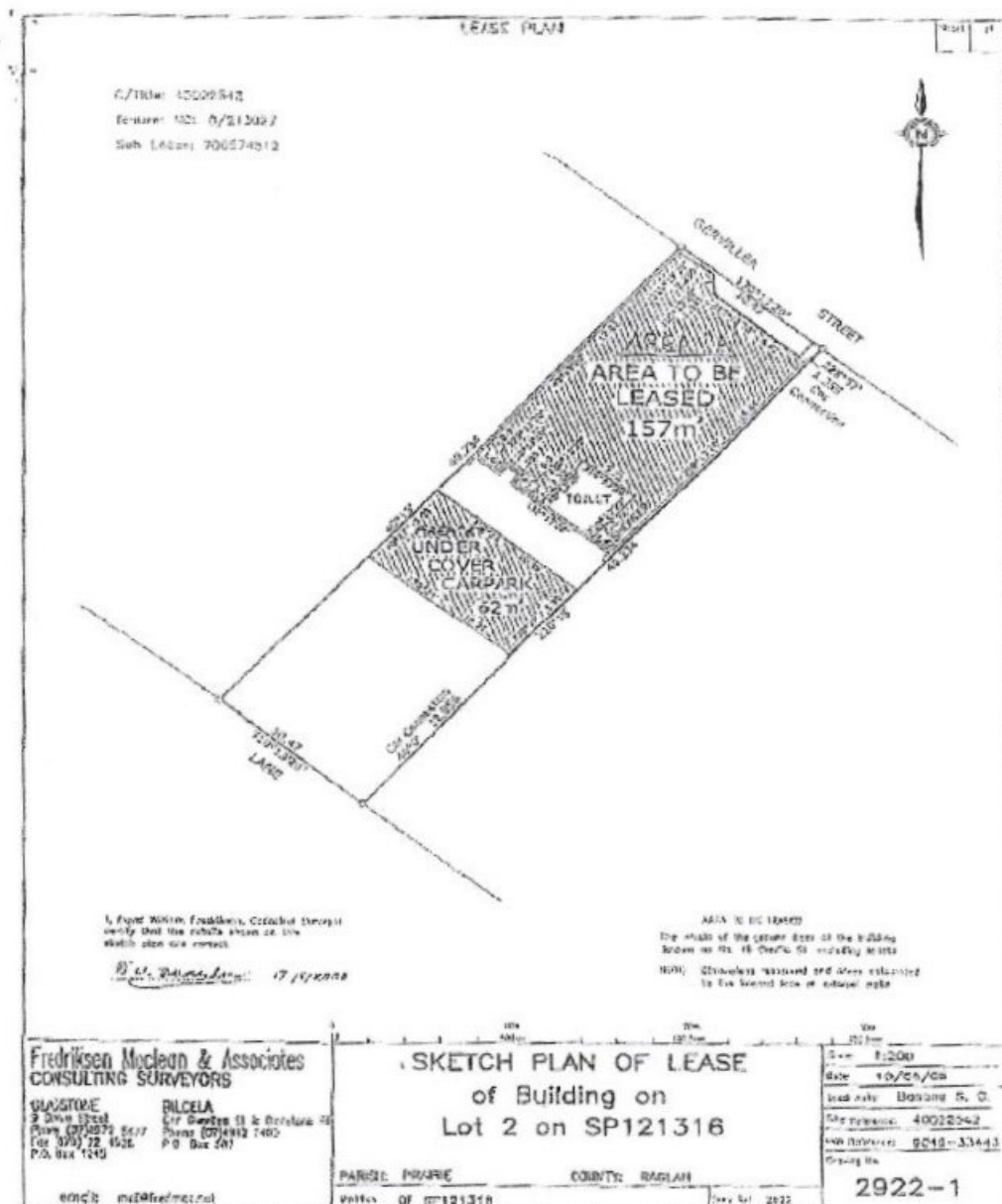
47 - 49 Grevillea Street, Biloela QLD 4715

R.P.D - LOT 2 ON SP121316 : NCL213027

Primary Land Use - Professional Offices

Title Type - Freehold

Land Area - 421m²



****PRIME COMMERCIAL SPACE FOR SALE IN BILOELA!****

Welcome to 47-49 Grevillea Street, where investment meets opportunity in the heart of the Central Business District. Boasting a solid tenant in Centrelink for over 30 years, this property provides a stable and lucrative income. Recent upgrades include new carpet, air conditioning system and a fresh coat of paint, ensuring a modern and inviting atmosphere for patrons.

Not only does this property provide a, long-term, reputable tenant, but its proximity to a major shopping centre ensures a steady stream of foot traffic. The convenience of on-site parking and the added accessibility of rear lane entry make this space a practical choice for businesses.

Current annual rental income \$48,159 plus GST.

Outgoings

Rates: \$5,391 approx. per year

Insurance: \$3,220 approx. per year

Lease term: 7 years + 2 x 3 year options

Lease Commencement Date: 1 June 2025

Annual fixed rises of 3%

Land area 421m²

Building area 157m² under roof plus 4 car employee parking

Located within 2 minutes to Biloea Shopping World

Purchase Price - \$480,000

Gross Return - 10%

Net Return after rates and insurance - 8.2%

Invest in success, secure your future with 47-49 Grevillea Street. Schedule a viewing today and discover how this property can elevate your investment portfolio.

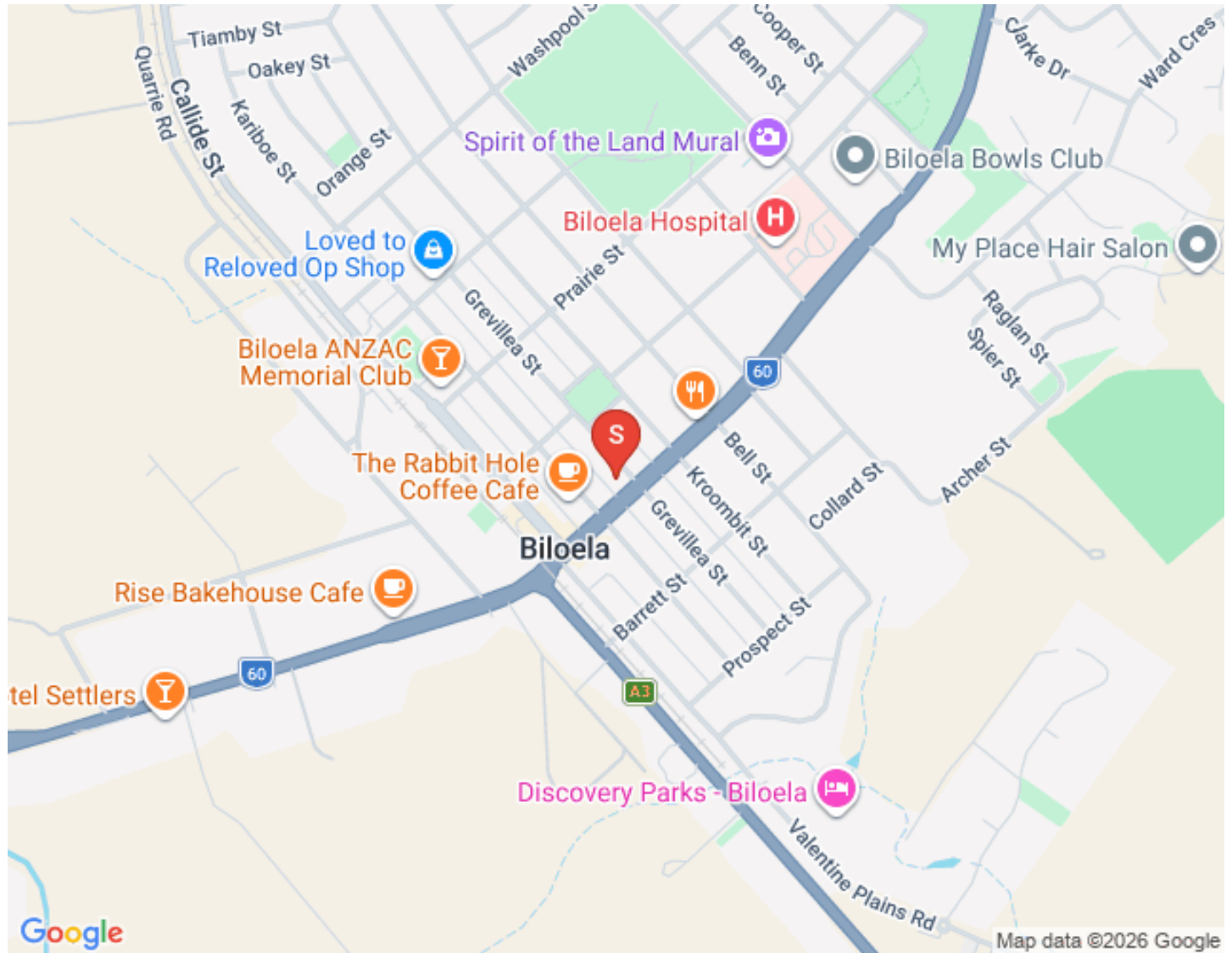




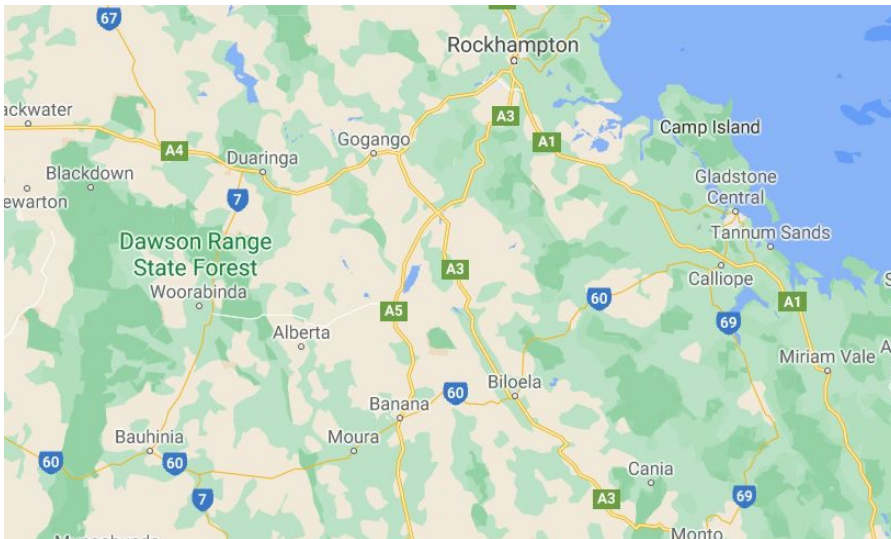


Google Map - Property Location

Map



About Biloela



Biloela is situated in Central Queensland, Australia. It is 1h15min drive from Gladstone and 1h30min drive from Rockhampton. Biloela can boast low unemployment and a high income per capita due to the strength of local industries including Teys Brothers Export Meatworks, CS Energy Power Station and Callide Coal Fields. Located in the Callide Valley, we are surrounded by some of the best farming country in Queensland.

It has rail and road links to both of these cities and is serviced by the Leichhardt, Dawson and Burnett Highways. Direct flights to the Shire from Brisbane arrive at Thangool Aerodrome, a 10min drive from Biloela.