

30 Archer Street, Emu Park, Qld 4710



House For Sale

Thursday, 6 June 2024

30 Archer Street, Emu Park, Qld 4710

Bedrooms: 1

Bathrooms: 1

Area: 376 m2

Type: House



Claudia Regan
0493033633

\$550,000 + GST

Regan Real Estate is pleased to present 30 Archer Street, Emu Park to the market for sale. Here is your opportunity to secure a commercial property in the tightly held Emu Park township. Located on a commanding elevated corner block on arguably one of the best streets with high visibility to the many locals and tourists, making it an exceptional location for your business to thrive. Enjoying priceless elevated sea and township views, this property is currently, zoned commercial / residential with a multitude of options, offering buyers immediate income stream and the opportunity to refurbish or re-develop into a modern mix-use development, with three-storey height approval. The property is well located to the thriving Emu Park village centre, which has many complimentary local businesses. These include Drakes supermarket, Cafes, Butcher, Bakery, Chemist and Post office to name a few. With proposed commercial and residential developments in the Emu Park area, which will see a likely increase in the importance of the retail precinct, resulting in increased foot traffic, rental growth and higher valuations. Property features: -376m² corner block with dual street and rear access. -Block dimensions: Frontage 10m, Depth 35.9m -Zoned commercial / residential. -Purpose built for commercial use with reception foyer, versatile rooms and storage. -Flexible layout -would suit a wide range of businesses. -Freehold title providing flexibility for future outcomes. -Dual street access. -Currently leased till 30th June 2024, at \$400 per week plus GST. -Easy 20-minute drive to Yeppoon. -Rockhampton within a 40-minute reach. Don't miss your opportunity to establish your presence in the heart of Emu Park. With limited availability of commercial space, act now to secure your opportunity to invest, redevelop or set up your business. Contact the exclusive listing agent, Claudia at Regan Real Estate on 0493 033 633 to find out more or to arrange your private inspection, by appointment only.