

**18 Sandra Street, Russell Island, Qld 4184**

**Residential Land For Sale**

Tuesday, 19 December 2023



18 Sandra Street, Russell Island, Qld 4184

Area: 850 m2

Type: Residential Land



Rob McIntyre  
07 3409 1100

**\$149,500**

📍 **Key Features:** - Location: Ideal position in the sought-after South Morton Bay area - Size: Large 850m<sup>2</sup> block zoned for Low Impact Industry/Commercial use - Accessibility: Close proximity to CBD, ferry, and barge terminals📍 **Strategic Business Opportunity:** Excitingly positioned in the thriving South Morton Bay area, this exceptional commercial property is a golden opportunity for entrepreneurs and business owners. Spanning an expansive 850m<sup>2</sup>, the property is zoned for Low Impact Industry/Commercial use, offering a versatile space for a variety of business activities.📍 **Strategic Location:** Situated in close proximity to the Russell Island Central Business District (CBD), ferry, and barge terminals, this property guarantees outstanding accessibility and convenience. Ideal for local businesses looking to expand or entrepreneurs seeking a new venture, the strategic location ensures seamless logistics and connectivity to mainland areas.📍 **Blank Canvas for Customization:** The level and partially cleared terrain provide a blank canvas for customization and development. Tailor the space to suit your business needs, whether it's warehousing, office space, retail, or workshop facilities. With 850m<sup>2</sup> at your disposal, there's ample room for your business operations to flourish.📍 **Built-In Customer Base:** The strategic location not only offers excellent connectivity but also places you within proximity to a vibrant customer base. The South Morton Bay Islands are known for their growing population and thriving community, providing a built-in market for businesses. The coastal lifestyle attracts tourists and visitors, enhancing the potential customer base.📍 **Versatile Business Ventures:** Potential business ventures for this prominent property include, but are not limited to: - Light manufacturing and assembly - Storage and distribution center - Professional services office - Showroom and retail outlet - Co-working space or business incubator📍 **Thriving Coastal Location:** Investing in this South Morton Bay Islands commercial property is an exciting opportunity to establish or expand your business. The generous size, low impact industry zoning, level terrain, and proximity to the CBD and ferry terminals create an ideal environment for commercial success.📍 **Contact Today:** Don't miss out on securing this prime commercial property. Contact Rob to schedule a viewing or obtain further information. Take the first step towards turning your business vision into reality in this thriving coastal location. Property Code: 3264