

**10 Fitzgerald Esplanade, Innisfail, QLD, 4860**

**Raine&Horne.**

**Other For Sale**

Thursday, 1 August 2024

10 Fitzgerald Esplanade, Innisfail, QLD, 4860

**Bedrooms: 1**

**Bathrooms: 4**

**Parkings: 13**

**Type: Other**



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## **Commanding CBD commercial development site**

This high-profile CBD site is in a commanding position opposite the North Johnstone Riverfront Foreshore. It is located in the entertainment precinct of the town.

Urban Sync Planning and Development has prepared a full town planning and development options review. Among other things, it discusses the likelihood of a multi-storey residential/ commercial mix approval on the site. Currently, the site has several commercial tenants on leases along with a currently vacant bulky goods retail space. The income from the buildings allows the potential developer time to work through the development process while providing good cash flow as any Development Application progresses.

Large waterfront holdings in this location rarely become available. An adjacent similar development has seen ever-increasing prices and sales closed within days of hitting the market. The property market in Innisfail has continued to see strong growth. There is an undersupply of stock and rental vacancies are virtually zero.

The vendors are keen to sell and a comprehensive Information Memorandum is available to interested parties.

Contact Michael Skuse