

10 Cam St, Emerald, QLD 4720

OFFERS ABOVE \$290,000

Industrial Land



Commercial / Industrial Vacant Land with Improvements

Positioned in a prime location, this versatile block is perfect for a range of commercial or industrial uses. Fully fenced with dual gates, the property offers two convenient entry points, making access and vehicle movement a breeze.

Open for Inspection

By Appointment.

The block features a well-equipped air-conditioned donga with solar panels, providing an off-grid option for office or storage needs. Additional improvements include two garden sheds and a water tank, offering practical on-site storage and water collection.

Property Features:

- *Vacant commercial/industrial land - ready for development or use
- *Fully fenced with dual gates (two entry points)
- *Air-conditioned donga with solar panels
- *Two garden sheds
- *Water tank
- *No power or town water connected
- *Council Rates - \$2,661.25 Half Yearly
- *Available for lease - \$28,860 per annum + GST and including outgoings

Whether you're looking to establish your business base, store equipment, or develop further, this property offers exceptional potential in a high-demand area.

Disclaimer we have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement

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