

**127 Bargara Rd, Bundaberg East, QLD 4670**

**OFFERS OVER \$1,150,000**

Warehouse



## Prime Commercial Opportunity

Positioned on one of Bundaberg's busiest thoroughfares, this versatile property presents an outstanding opportunity for owner-occupiers or astute investors seeking strong exposure and dual functionality.

- ? 2 stand alone buildings 701m<sup>2</sup>\* total area
- ? 2 storey front office building 348m<sup>2</sup>\*
- ? Rear light industry workshop/warehouse 353m<sup>2</sup>\*
- ? Land area: 1,981m<sup>2</sup>\*
- ? Zoning: 'Low Impact Industry'

### Key Features:

- Two Stand-Alone Buildings with a combined 701m<sup>2</sup> total floor area\*
- Front Two-Storey Office Building: 348m<sup>2</sup>\*
- Split into 4 tenancies
- Ideal for client-facing operations, professional services, or showroom potential
- Rear Workshop/Warehouse: 353m<sup>2</sup>\*
- Warehouse and Part of Bottom floor Tenanted
- Top Floor Space Vacant
- 9 Car Spaces for Customers
- 4 Car Spaces for Staff
- 6 Off Street Parking

Perfect for light industry, storage, or trade-based business  
Generous Land Area: 1,981m<sup>2</sup>\* with ample parking and manoeuvrability  
Zoning: Low Impact Industry ? supporting a wide range of business uses  
Excellent street frontage along Bargara Road, ensuring high visibility and accessibility  
Why Buy 127 Bargara Road?

Dual building configuration provides separation of office and industrial activities

### Listed By

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### Open for Inspection

By Appointment.

