

**19 Macaulay Rd, Emerald, QLD 4720**

**\$880,000 PLUS GST**

Retail Shop



## VERSATILE RETAIL & WAREHOUSE OPPORTUNITY - CURRENTLY VACANT

Offering a fantastic opportunity for an owner-occupier, investor or business operator, this versatile light commercial property combines retail presentation with practical warehouse space and is currently vacant, ready for its next chapter.

**Open for Inspection**

By Appointment.

Positioned in a convenient location, the property provides a flexible layout suitable for a range of commercial uses, with the potential to operate a retail business from the front while utilising the additional warehouse space for storage, stock or business operations.

### Property Features:

- \* Potential net profit \$88,000.00 p/a approx.
- \* Retail and warehouse/light commercial building
- \* Currently vacant and ready for immediate occupation
- \* Flexible floorplan with multiple potential uses
- \* Additional warehouse/storage space
- \* Excellent opportunity for an owner-occupier
- \* Potential investment opportunity
- \* Convenient access for customers, deliveries and business operations
- \* Suitable for a range of commercial or trade uses, subject to council approval

Whether you're looking to secure premises for your own business or add a versatile commercial property to your investment portfolio, this property offers plenty of potential. Contact LJ Hooker Emerald today to arrange your inspection and discover the possibilities this property has to offer.

Disclaimer we have in preparing this advertisement used our best endeavors 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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