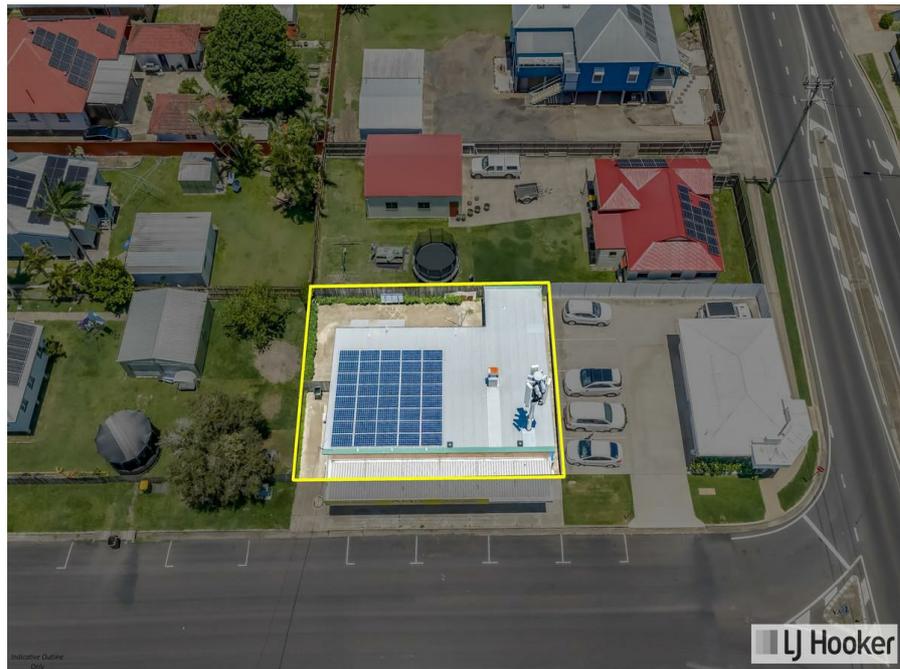


1A Kensington St, Norville, QLD 4670

Under Contract

Office Suite



ENTRY LEVEL INVESTMENT - STRATEGIC NORVILLE FREEHOLD LOCATIO

Positioned in a well-established Norville precinct, 1A Kensington Street presents a solid commercial opportunity suitable for savvy investors.

Open for Inspection

By Appointment.

Set on a practical allotment with excellent street presence, the property offers strong accessibility, surrounding commercial activity, and convenient proximity to Bundaberg's CBD and major arterial roads.

KEY HIGHLIGHTS INCLUDE:

- Versatile commercial building with flexible internal layout
- On-site parking / easy street access
- 3 Shops occupied by two Tenancies
- Positioned on a 319m² block
- Located within a tightly held commercial pocket
- Solar
- Tenants contribute to outgoings
- Total Income Potential - Approx \$42,000 PA

TENANT 1:

- Will sign a new 2 year lease

TENANT 2:

- NBN Tower lease over shop 3 until July 2031

RATES: Approximately \$2749 per half year

Norville continues to be a sought-after location for professional services, trade-based businesses, and mixed commercial activity, making this a smart acquisition in a proven area.

Opportunities like this are increasingly rare? secure your position in Norville today. Contact Exclusive Listing Agent, Selling Principal, Jonathon Olsen on 0409 534

Listed By

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