

2 Little Channon St, Gympie, QLD 4570

\$1,200,000

Office Suite



Fully Leased Investment offering circa 7.3% return

LJ Hooker Commercial Sunshine Coast is pleased to present 2 Little Channon Street, Gympie. A fully leased commercial freehold offering secure income, recent capital upgrades and significant future potential.

Strategically located just 850 metres from Gympie CBD and only minutes to the Bruce Highway, this versatile asset combines strong holding income with a substantial landholding across two titles.

Investment Highlight:

- Fully leased commercial investment with two established tenants
- Net income of approx. \$87,805 p.a. plus GST*
- 2.47 years WALE by Income
- Substantial Cap Ex including new roof, electrical and mechanical

Property Features:

- 570sqm* net lettable area across two tenancies
- 5,919sqm* landholding over two titles
- Approx. 1,872sqm hardstand area plus 3-bay Colorbond shed
- 19 onsite car parks including disabled bay
- Dual zoning: District Centre & Low Impact Industry (STCA)

For more information contact Justin Eastwell of LJ Hooker Commercial.

* Approx.

Open for Inspection

By Appointment.

Listed By

Michael Stewart
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