

## 59 Johanna Boulevard Bvd, Kensington, QLD 4670

FOR LEASE

Retail Shop



### RARE MAIN ROAD EXPOSURE OPPORTUNITY!

FOR LEASE BY EXPRESSION OF INTEREST - PRIME EXPOSURE

Situated in Bundaberg's premier commercial precinct, this A-Grade, tilt slab constructed building offers high exposure, excellent access, and outstanding functionality.

#### PROPERTY HIGHLIGHTS:

- Approx. 1,100m<sup>2</sup> net lettable area
- High-profile 30.2m frontage to busy Johanna Boulevard
- Generous 2,567m<sup>2</sup> site
- 19 on-site car parks, with over 30 marked off-street bays for customers and staff
- Modern, well-maintained 10-year-old building, built to "A-Class" standards

#### ENERGY & INFRASTRUCTURE:

- High Capacity 27kW inverter Solar System
- Robust 160 Amps per phase power supply

#### STRATEGIC LOCATION:

- Situated on Johanna Boulevard, Kensington - the busy trade and hardware hub
- Neighbour to key industry players
- High footfall corridor alongside Bunnings, Sydney Tools, Medical Day Surgery, Car Dealership & Retail Shopping Precinct.

#### IDEAL FOR:

- Bulky goods retail, showrooms, automotive services, medical facilities, or corporate/showroom tenants seeking a commanding presence with scale, high visibility street frontage and ample parking.

With its premium location, substantial size, and excellent infrastructure, this opportunity is ideal for national retailers, bulky goods, medical, or showroom operators looking to secure a commanding presence in Bundaberg's leading commercial hub.

Contact Jonathon Olsen today on 0409 534 533 to register your interest or for more information

#### Listed By

Jonathon Olsen  
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Open for Inspection

By Appointment.

