

7/245 Bourbong St, Bundaberg West, QLD 4670

\$450,000

Office Suite



AN AFFORDABLE STEP INTO COMMERCIAL OWNERSHIP

LJ Hooker Bundaberg is pleased to present 7/245 Bourbong Street, Bundaberg West ? an affordable opportunity to secure approximately 171 m² of commercial space along one of Bundaberg's major business thoroughfares.

Open for Inspection

By Appointment.

Whether you're seeking a commercial investment, exploring a property purchase through a self-managed super fund, or looking to relocate your current business, this property offers options worth considering.

For business owners, it's an opportunity to put rental payments towards owning your own premises and building equity in an asset for the future. Establish your business in a convenient location with access to the Bundaberg CBD and surrounding commercial precinct.

For investors, the rental appraisal of \$275-\$300 per square metre per annum equates to potential gross rental income of approximately \$47,025-\$51,300 per annum. After allowing for estimated council rates and body corporate levies, potential net income is approximately \$24,995-\$29,270 per annum, before other applicable expenses.

****Property Highlights****

- * Approximately 171 m² of commercial space
- * Fully functioning kitchen
- * 2 Toilets, one disability friendly (third water closet requires toilet installation)
- * Storeroom
- * Prominent Bourbong Street location
- * Opportunity to occupy or lease for investment income
- * Potential option for an SMSF property investment, subject to professional advice and fund requirements
- * Appraised rental potential: \$47,025-\$51,300 p.a.
- * Council rates: approximately \$4,220 p.a.
- * Body corporate levies: approximately \$16,192 p.a., including insurance
- * Convenient access to the Bundaberg CBD
- * Affordable entry into commercial property ownership

Listed By

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