



URGENT SALE - THIS SHOP/LAND HAS MANY USES



COMMERCIAL PROPERTY

68-72 SHAMROCK ST, BLACKALL 4472

- ◆ PERFECT FOR REDEVELOPMENT
- ◆ EXCELLENT HIGHWAY FRONTAGE
- ◆ COMPETITIVE RENTAL



The property has redevelopment potential written all over. With an extreme shortage of short and long term accommodation within this region, this large block of 5,071sqm would be perfect to redevelop into a motel or other type of accommodation.



Blackall has all the amenities to make a perfect stop over. Be it a tourist, tradie, contractor or a visitor to our town, accommodation is limited and in strong demand.

It has location, location and location - to come with it a 35 meter frontage to the busy Landsborough Highway.

FOR SALE - \$299,000 (Negotiable)

Contact **David Hardie** on **0427 575 974** anytime, for more information about this property.



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KEY FEATURES INCLUDE...

- ◆ Excellent exposure
- ◆ The landlord pays rates and insurance outgoings
- ◆ Cheap rent available
- ◆ One shop front already leased & another leased behind
- ◆ Two shop fronts still available for lease - 230sqm & 280sqm
- ◆ Available shed space at back of building for renting
- ◆ Large rectangle block of 5,071 sqm
- ◆ Can be used for many uses with a good lay out
- ◆ Large parking area at the rear - 15 cars and trucks
- ◆ Out of flood level

The building with its excellent highway frontage is available for sale and or can be leased with a very competitive rent payable.

Presently it is being used as a freehold commercial investment..

Please contact the selling agent David Hardie for more information on this property.



FOR SALE: \$299,000 (Negotiable)

AGENT: David Hardie

CALL: 0427 575 974

EMAIL: info@davidhardierealestate.com.au



ABN: 89941514589 Principal Agent Licence: 4265812

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