



## 20 - 22 McLean Street BUNDABERG CENTRAL QLD

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Opportunity exists for one to two tenants in the building plus development of the vacant site into sealed car parking and more retail/office/commercial space. Finding this much land in Bundaberg CBD at this price is unheard of - ideal for owner operator.

This property consists of:

- An approx. 350 m2 Building divided into 183 m2 offices currently leased to Duplic8 and a high clearance 167 m2 shed with fenced yard, currently vacant.
- Caretakers unit. Needs renovating.
- Three titles.
- 700 m2 of vacant land/car park.
- 312 m2 all building and 268 m2 which is partial building and vacant land.
- Office/retail is current leased for \$18,749.00 plus GST.
- Potential rent for rear shed \$24,000.00 plus GST.
- Rates up to 30/06/2022 \$7,796.76.

**Price** : \$580,000  
**Building Size** : 350 sqm  
**Land Size** : 1280 sqm  
**View** : <https://www.thefourwalls.com.au/sale/ql/bundaberg-wide-bay/bundaberg-central/commercial/offices/8039384>



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