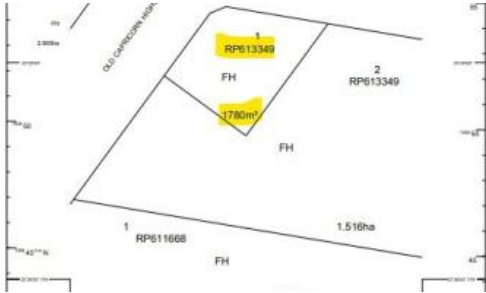




54 Old Capricorn Hwy, Gracemere



## A Rare Offering – Prime Light Industry Zoned Site in Gracemere

Opportunities like this don't come around often. Positioned on a prominent 1,780m<sup>2</sup> level corner block in Gracemere's sought-after light industry precinct, this versatile property is packed with potential. Securely fenced and predominantly hardstand, the site boasts excellent accessibility with dual street frontage—offering unmatched exposure and ease of access for a range of commercial uses.

### Key Features:

- High-clearance, fully concreted shed with generous workspace
- Attached offices for smooth business operations
- Large, concreted skillion-roofed extension at the rear
- Dedicated smoko room and a compressor shed
- Fully fenced perimeter for security

1,780 m<sup>2</sup>

Price	\$590,000
Property Type	Commercial
Property ID	1181
Land Area	1,780 m <sup>2</sup>
Office Area	50 m <sup>2</sup>
Warehouse Area	250 m <sup>2</sup>

### Agent Details

Alan Cornick – 0418 792 888  
 Leonie Wheeler – 0428 199 930

### Office Details

Rockhampton  
 109 Campbell St  
 Rockhampton City QLD 4700

- Corner position with outstanding street visibility

Perfectly suited for a variety of operations including transport depot, machinery retail, landscaping supplies, fabrication, trailer sales and more. This is a standout commercial opportunity in a tightly held industrial area—inspection is a must! Price: \$590,000

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

Note – for tenant privacy, file photos have been used in marketing. DISCLAIMER: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

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Rockhampton City QLD 4700

Australia

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