



1 Central Street, Mount Morgan



## Command the Corner! Light Industry Freehold Property

Positioned on a high-exposure corner of the Burnett Highway and Central Street in historic Mount Morgan, this 883m<sup>2</sup> Light Industry holding offers substantial shed infrastructure at an entry-level commercial price.

Improvements cover most of the block and comprise three functional components:

1. Fronting the main highway is a large shed with wooden floor and new roof
2. A stairway leads to the next level massive shed structure - concreted warehousing loading/unloading area
3. Back door leads to the adjacent modern, galvanised zinclulum 6m x 12 m shed, cemented, with high clearance, 2 roller doors, fully powered with lighting.

📏 883m<sup>2</sup>

Price	380,000
Property Type	Commercial
Property ID	1197
Land Area	883 m <sup>2</sup>
Warehouse Area	700 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  
Australia

Used for a variety of purposes in its lifetime, the site suits trade services, storage, contractor base, fabrication or rural equipment supplies - if you need large shed space for your operation, this is it!

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Corner positioning, strong highway exposure and significant existing improvements create infrastructure value. At \$380,000, replacement costs alone are likely to way exceed the asking price.

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

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