98 GORDON STREET, GORDONVALE, QLD, 4865









SOLD

ATTRACTIVE RETURN - PRIME OPPORTUNITY FOR FINANCIAL, MEDICAL AND SERVICE PROVDERS

Being offered For Sale with Rental Guarantee in place, or For Lease - Owners will subdivide tenancy into 2 premises - see Floor Plan - 120m2 to 237m2

An exceptional location opportunity in high growth of Gordonvale

Secure a quality building amongst Gordonvale's busy local shopping district.

Floor Area 237sqm + 140sqm rear private courtyard

Well located commercial / retail building constructed in 1992 in a prime location which has been occupied by the National Australia Bank since construction. Modern internal facilities, ducted air conditioning, prominent signage, internal toilets and kitchen. National Australia Bank fit out is available for new tenants to use or owners will remove.

LOCAL BUSINESS GROWTH
Over the past 2 years there has been a lot of positive growth in Gordonvale, with the new police station, fire brigade and ambulance. The town hub is Norman and Gordon Streets, with steady leasing growth of boutique shops, cafes and local businesses. The Hedley Group secured 3 hotels in township and redeveloped the sites into contemporary up-market venues, including accommodation which has strengthened the town centre.

FACTS
- Gordonvale has grown in population by 77% in past 20 years
- A population of 9264 in 2018 with a 2.1% annual growth
- Estimated population of 9860 in 2021
- Gordonvale and Babinda District have a higher population than the Douglas Shire Council
- 5 Schools in Gordonvale

THE COMMUNITY AND SPORTING HUBS

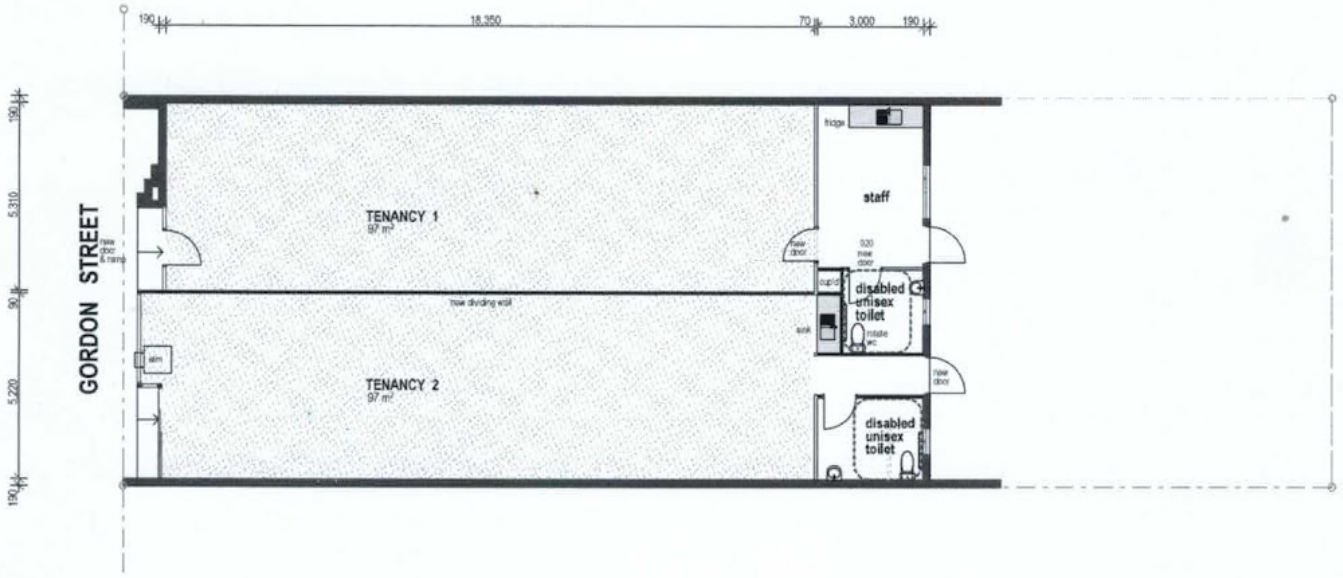
0 BED | 0 BATH | 0 CAR

PRICE:
$605,000

OPEN FOR INSPECTION:
N/A



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ELEVATION LEGEND

REVISION	DATE	DESCRIPTION
CD	06/09/21	CONCEPT DESIGN

CONCEPT DESIGN

MICHAEL DOUGHERTY DESIGN
100 OCEAN PARADE BURLEIGH HEADS 4220
P - 07 - 55 765 202 M - 0419 - 776857
michael@doughertydesign.com.au
www.doughertydesign.com.au

PROJECT: TENANCY DIVISION 98 GORDON STREET GORDONVALE	TITLE: PROPOSED FLOOR PLAN OPTION C		SCALE: 1:100 @ A3
CLIENT: LES C PALMER SUPER FUND	DRAWING NO: WD-03	STAGE: CD	DATE: SEP 2021
		SHEET SIZE: A3	PROJECT NO: 27521

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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