



FOR SALE

PRIME INDUSTRIAL LAND & LARGE SHED IN CUNNAMULLA QLD

This exceptional industrial property at 105 Emma Street presents a rare opportunity in the heart of Cunnamulla's thriving business district. Perfectly positioned in this historic Queensland town, this fully fenced 2,023 square metre site offers the space and flexibility that growing businesses demand.

The property features an expansive 3 bay shed plus office and kitchenette that provides excellent potential for multi-use applications. Climate-controlled comfort is ensured with air conditioning in the office/kitchenette area, making it suitable for year-round operations in Cunnamulla's hot semi-arid climate.

Practical features make this property stand out from the crowd:

- Fully fenced perimeter ensuring security and privacy
- Expansive 3 Bay shed providing essential storage and workshop space
- Generous land area offering room for expansion or additional facilities

Cunnamulla's strategic location makes it an ideal base for businesses serving the broader south-west Queensland region. As the administrative centre for Paroo Shire, the town provides essential services and infrastructure that support commercial enterprises. The intersection of the Mitchell and Balonne Highways positions your business perfectly for transport and logistics operations.

The local economy thrives on cattle, sheep and goat farming, tourism, and opal mining, creating diverse opportunities for service-based businesses. With the Warrego River flowing through town and major industries supporting the regional economy, Cunnamulla offers stability and growth potential for forward-thinking investors.

Educational facilities including Cunnamulla State School and Sacred Heart Primary School expose children to rich experiences with outback living, while the town's heritage attractions and annual events like the River Lights Festival, Cunnamulla Show and Cunnamulla Fella Round Up draw visitors throughout the year. The community benefits from modern amenities including a public library, museum, art gallery, health care facilities, and recreational facilities.

3 BED | 1 BATH | 2 CAR

PRICE:
\$158,000

OPEN FOR INSPECTION:
N/A



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