



FOR SALE

**PRICE DROPPED ! - PRIME RETAIL SPACE -
HISTORIC MAIN STREET AUGATHELLA WALK IN
WALK OUT BASIS !! 1,518SQM LAND**

WIWO BUILDING AND BUSINESS - CAFE & GIFT SHOP - FREEHOLD
\$75,000 for the Business and \$200,000 for the FREEHOLD Land and buildings. BARGAIN BASEMENT PRICE.

WIWO sale with furniture/kitchen appliances and stock included. ample opportunities with 462 square metres of undercover space available for further expansion of retail space or rental income. There is a 15 X 15m shed concreted floor at the rear of the main building with 3 phase power connected.

Step into the heart of historic Augathella with this exceptional retail commercial opportunity at 82 Main Street, perfectly positioned in one of Queensland's most characterful country towns. This unique property sits on a generous 1,518 square metre block, offering incredible potential for savvy investors or business owners looking to establish themselves in this thriving regional hub.

Augathella's Main Street tells the story of authentic Australian country life, where heritage-listed buildings stand as testament to the town's rich pioneering history.

Your business will join an eclectic mix of local enterprises including the historic post office, town hall, and the famous Ellangowan Hotel, 18 hole Golf Course, Bowls Club, butcher, Groceries, Chemist, creating a vibrant commercial precinct that draws visitors from across the region.

The property boasts excellent outdoor features that set it apart from typical retail spaces:

- Expansive outdoor entertainment area perfect for café dining, markets, or community events
- Multiple sheds providing valuable storage or workshop space or depot facilities

Augathella's strategic location on the Matilda Highway makes it a natural stopping point for travellers journeying between Brisbane and Mount Isa, with Grey Nomads travelling Australia making Augathella a must STOP location, this brings regular foot traffic through the town. The store features Parking at the front door for travellers without the need for un-hitching to grab their provisions or a yummy burger !

0 BED | 0 BATH | 0 CAR

PRICE:
\$275,000

OPEN FOR INSPECTION:
N/A



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