



FOR SALE

PRIME DEVELOPMENT SITE - 8.9 HECTARES CENTRAL INNISFAIL WITH HOLDING INCOME

Unlock the potential of this exceptional 8.9-hectare commercial development opportunity on Stitt Street, (with Bruce Highway frontage) perfectly positioned in the heart of Innisfail's growing landscape. This substantial landholding presents savvy developers and investors with a rare chance to capitalise on Queensland's thriving Far North region, offering endless possibilities for your next major project.

Spanning an impressive 8.9 hectares with about 2,000 square metres of existing floor area, (some refurbished and tenanted, and some ready to refurbish and lease) this development site provides the canvas for your vision to take shape. The generous proportions allow for multiple development scenarios, from residential subdivisions to mixed-use commercial ventures, giving you the flexibility to maximise returns in this sought-after location.

The council has indicated that it would look favourably on a 40 lot subdivision on part of the property.

Recent sales in the area would indicate about \$200,00 per lot.

Innisfail's strategic position makes it an ideal investment hub, benefiting from:

- Direct connectivity to the CBD via the modern Jubilee Bridge over the South Johnstone River
- Established educational infrastructure including Innisfail East State School and Radiant Life Christian College
- Growing population base with strong community foundations

The locality offers a perfect blend of natural beauty and urban convenience, bounded by the pristine Johnstone River system that creates a unique waterfront atmosphere. This positioning provides future residents or tenants with stunning river views while maintaining easy access to all essential services and amenities.

Innisfail's rich history, dating back to the early 1900s, has created a stable community foundation that continues to attract new residents and businesses. The area's resilience and growth trajectory make it an excellent choice for long-term investment strategies, particularly given the ongoing infrastructure improvements and community development initiatives.

0 BED | 0 BATH | 0 CAR

PRICE:
\$4,500,000

OPEN FOR INSPECTION:
N/A



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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.