



# FOR SALE

## PRIME CBD SHOP FOR SALE - HEART OF ADELAIDE STREET!

Step into the heart of Queensland's business capital with this compact yet perfectly positioned commercial shop or office opportunity at 24/198 Adelaide Street, Brisbane City. This 14 square meter space represents an exceptional entry point into one of Australia's most dynamic central business districts, ideal for savvy investors or owner-occupiers seeking premium city positioning without the premium price tag.

Strategically located on Adelaide Street, this office places you at the epicenter of Brisbane's thriving commercial landscape. The CBD's grid-pattern streets, originally surveyed during colonial times, create an intuitive navigation system with Adelaide Street forming part of the prestigious network of royal-named thoroughfares that define the city's character. Your business address will benefit from the prestige associated with this historic street naming convention, where female royal names run parallel to Queen Street, Brisbane's traditional main artery.

The compact nature of this office makes it perfect for:

- Professional service providers seeking a prestigious city address
- Start-up businesses requiring minimal overhead with maximum impact
- Investment portfolios targeting Brisbane's robust commercial market
- Consultants and advisors who value location over large floor areas

Brisbane City stands as Queensland's undisputed business hub, home to towering skyscrapers and Australia's tallest buildings including Brisbane Skytower at 270 metres. The area pulses with corporate energy, housing organisations from all three levels of government alongside major national and international businesses. The legal precinct surrounds nearby court buildings, while the retail precinct centers around Queen Street Mall, creating diverse business ecosystems that foster networking and growth opportunities.

Your investment benefits from Brisbane CBD's exceptional connectivity infrastructure. Central and Roma Street railway stations provide seamless access to suburban networks and long-distance services. The Queen Street bus station and King George Square busway station offer comprehensive metropolitan coverage, while the popular CityCat ferry services along the Brisbane River add a unique transport dimension that tourists and commuters alike embrace enthusiastically.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



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