



# FOR SALE

## COMMERCIAL FREEHOLD INVESTMENT OPPORTUNITY

An outstanding opportunity exists to acquire a fully leased, freehold commercial building prominently positioned in the heart of the Gordonvale Central Business District. 54 Norman Street offers investors a high-quality, net-leased asset with two established tenants — including a national employment services operator. This property represents a compelling value proposition.

The building is a well-established single-storey commercial/retail premises located on a 339 m<sup>2</sup> freehold lot, with a total building area of approximately 330 m<sup>2</sup>. The property has undergone ongoing improvements and presents in excellent condition, with a brand new roof installed in 2025.

### Building Features

- New roof installed in 2025 — significantly reducing near-term capital expenditure risk
- Automatic entry door — enhancing accessibility and professional presentation
- Series of split-system air conditioning units throughout the premises
- Prominent business signage opportunities on the street-facing façade
- Internal amenities including toilets and a staff kitchen
- Added security via a roller shutter over the front entrance

### Heritage & Tenure History

The building has a strong history of quality occupancy, originally operating as a Commonwealth Bank branch. It was subsequently occupied by a pharmacy for approximately 10 years, before current tenant commenced occupation in 2022. This continuity of tenancy reflects the building's enduring appeal and functionality within the Gordonvale CBD.

### Key Location Attributes

- Prime CBD positioning in Gordonvale's main commercial precinct
- High visibility and pedestrian access from Norman Street
- Servicing a broad catchment including Gordonvale township, Yarrabah and surrounding rural areas
- Approximately 25 km south of Cairns CBD via the Bruce Highway
- Strong government and employment services presence supporting demand for commercial

0 BED | 0 BATH | 0 CAR

### PRICE:

Contact Agent Scott Green

### OPEN FOR INSPECTION:

N/A



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