

Flood Free CBD opportunity

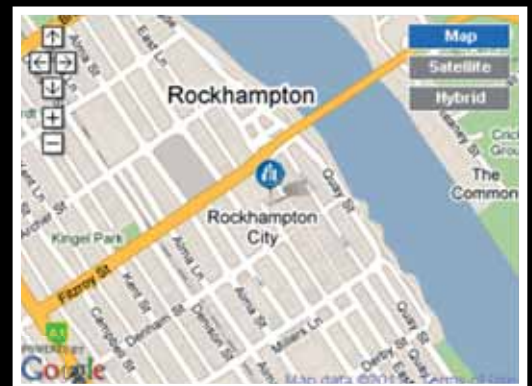
74 East Street, Rockhampton



The subject property/site is a prominent and substantial brick and rendered 2 Storey vacant ex CBA regional commercial building in the heart of Rockhampton CBD. With a shortage of A Grade office space available in the CBD, numerous options exist for development/rental opportunities. Buy now under replacement cost to rebuild.

- 1548m2 site + 2383m2 NLA
- Building is internally bare
- Former CBA Regional office – structurally secure building
- The property will be sold below replacement build cost value (\$1,500 per m2 x 2383
- NLA = \$3,574,000 replacement + build + land (over \$1,500,000) = replacement \$5,000,000 +

**Selling @
\$2,850,000**



QUARTERBACK
group

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