

## Table of Contents

- | Welcome
- | The Property

## Welcome

**Thank you for your interest in 4 Alexandra Street, BUNDABERG EAST.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

## The Property



### 4 Alexandra Street, BUNDABERG EAST

**PRIME LIGHT INDUSTRIAL PROPERTY  
WITH DUAL STREET FRONTAGE IN  
BUSTLING BUNDABERG EAST**



**\$1.300.000**

Welcome to a rare opportunity in Bundaberg East, a property that hasn't hit the market in nearly three decades! This exceptional light industrial gem, boasting two street frontages including the high-traffic Princess Street, is your ticket to a prosperous investment.

#### Property Highlights:

- \* Current Return of \$1,080 Per Week.
- \* Location, Location, Location: 1,012m<sup>2</sup> and situated at the confluence of Princess Street, the main thoroughfare for residents commuting from Bundaberg East, Bargara, and Burnett Heads. Your business will enjoy unparalleled visibility.
- \* Dual Residences Income: The property comprises two comfortable 3-bedroom homes at the Alexandra Street end, both currently rented at \$250 and \$280 per week. This dual income stream ensures consistent cash flow.
- \* Versatile Industrial Shed: At the Princess Street end, you'll find a substantial industrial shed with an attached office and bathroom, perfectly suited for a wide range of industrial ventures. Currently returning \$550 per week.
- \* Rare Opportunity: This is the first time this exceptional property has been available for purchase in a staggering 29 years. Don't miss your chance to secure a piece of Bundaberg East's thriving industrial landscape.

Whether you're an astute investor seeking substantial returns or an entrepreneur ready to capitalise on the unbeatable location, this property is the key to your success. Act quickly; opportunities like this are few and far between.

For more information or to schedule a viewing, contact us today. Don't let this golden opportunity pass you by!

Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

# Location

