



Commercial property for sale - Individual title

High-Exposure Site on Rockhampton's Busy Main Road
225 Musgrave Street, Berserker QLD 4701

This standout property presents an excellent investment opportunity in one of Rockhampton's busiest corridors. Situated on a high-traffic main road and surrounded by well-established businesses and residential areas, the location is perfectly suited for office, retail, or hospitality operations.

The property offers convenient side access, 10 allocated car spaces, and abundant street parking.

Property Highlights:

- Individual title
- Solid brick building approx. 500m² on 889m² land

Price	\$995,000
Property Type	Business
Property ID	606

Agent Details

Lily Small - 0427 674 974

Office Details

LUX Business Sales & Advisory
 0427 674 974



- Side access with 10 dedicated car parks plus extra street parking
- Air-conditioned, with quality carpet, glass, and aluminum frontage
- Fully equipped commercial kitchen featuring cold room, freezer room, and two storerooms
- Male, female, and disabled restrooms, plus separate staff facilities
- Separate entrance to a takeaway shop with service counter

Don't miss this unique opportunity to secure a highly visible location on Musgrave Street!

Attention investors, business migration buyers, and entrepreneurs, this business opportunity is going quickly. Contact us now!

FOR SALE: offers from \$995,000

For further information on this commercial investment opportunity, contact the business broker now:

Lily Small

Business Broker and Advisor

Lux Business Sales and Advisory

M: 0427 674 974

T: 1300 685 081

E: lily@luxbusiness.com.au

W: <https://luxbusiness.com.au/>

<https://www.luxbusiness.com.au/consultant/7/lily-small>

<https://www.youtube.com/watch?v=5EsRZu0GlgM>

Address: L 18, 175 Eagle St, Brisbane City 4000

Want to know more about this business? Submit an online confidentiality agreement.

Or go to <https://luxbusiness.com.au/> and use the reference number to search for the business.

We request that you have the necessary capital or equity before expressing an interest in this business.

The images shown are for illustrative purposes only. They do not purport to be an exact representation of the business.

You are advised to conduct your due diligence.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.