



## Commercial property for sale in Queensland-individual title

High Exposure Property on Busy Main Road in Rockhampton

225 Musgrave Street, Berserker QLD 4701

This prime property offers an exceptional opportunity for investment in a high-traffic area of Rockhampton. Positioned on a main road surrounded by popular businesses and residential neighborhoods, this location is ideal for office, retail, or hospitality use. The property features side access, 10 designated car spaces, and additional street parking.

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



## Key Features:

- Individual title
- Brick building approx. 500m<sup>2</sup>, land 889m<sup>2</sup>
- Side access, 10 car parks, plus ample street parking
- Air-conditioned, quality carpets, glass, and aluminum frontage
- Large commercial kitchen with cold room, freezer room, and two storerooms
- Male, female, and disabled toilet facilities, plus separate staff toilets
- Separate entrance to 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](mailto: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.