



MACKAY
38-40 Wellington Street

4229 sqm

34 

FOR SALE - PRIME CBD COMMERCIAL BUILDING - PRICED TO SELL

Contact Des Besanko for more information

This commercial property in Mackay is perfect for 'repositioning' & value add opportunities to the building, for the investor &/or owner occupier

Ideal CBD location, across from Mackay Regional Council Chambers & close to all major businesses.

Mixed Use opportunities under the "Principal centre zone" under the Mackay Town Plan.

Potential uses or mix of: Retail, commercial office, accommodation, hotel, medical, retirement, child care, storage, entertainment, sport & recreation, markets as examples.

Total land area of 4,576 sqm, with rare two street frontages to Wellington Street & Peel Street. Side access to the building is also achievable via the private driveway linking Wellington Street and Peel Street. This driveway provides unimpeded dual street access to all areas of the building for all vehicle types and enables easy on-site vehicle manoeuvring.

Property ID	L1277886
Property Type	Offices
Building / Floor Area	4229
Car Spaces	34
Land Area	4576.0 sqm

AGENT

Des Besanko

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There are a minimum 34 off-street carpark spaces externally, with the potential for more being available within the undercover area in the current warehouse sections.

Current Net Lettable Area of approx. 4,235sqm comprising multiple tenancies of office and warehouse areas, over two levels.

The property owners' preference, is to sell and wind up the syndicate.

Contact Exclusive Agent Des Besanko on 0419 860 129 or email des.b@rhc.com.au