



## A RARE COMMERCIAL OPPORTUNITY | IMBIL VILLAGE

Set on a generous 1,181m<sup>2</sup> block in a prime village position, this versatile commercial property presents an outstanding opportunity to invest, repurpose or reimagine in one of the Mary Valley's fastest-growing lifestyle and tourism destinations.

Previously operating as a motel, the property currently offers six ensuited guest rooms, a communal kitchen and dining area with slow-combustion fireplace, along with office space and storage areas. Recently painted and refreshed, the building presents with a clean, neutral look and is ready for its next chapter.

What makes this property truly exciting is the scope it offers. With ample outdoor space for parking, gardens or future development (STCA), this site lends itself to a wide range of possibilities - boutique accommodation, worker or group lodging, wellness retreat, creative commercial use, or an entirely new concept limited only by your imagination.

Positioned within easy walking distance to all of Imbil's amenities, including cafés, the Imbil Hotel, IGA supermarket and local eateries, the location is further enhanced by being directly opposite the Liberty Service Station and Imbil Camping Retreat caravan park - ensuring strong visibility and passing traffic.

Imbil is a well-known tourist hub, celebrated for its proximity to Yabba Creek, ideal for kayaking and fishing, and only a short drive to Borumba Dam, a popular destination for boating and water sports. The village continues to attract visitors, tree-changers and entrepreneurs drawn to its strong sense of community and relaxed lifestyle.

 6  6  6  1,181 m<sup>2</sup>

<b>Price</b>	CONTACT AGENT
<b>Property Type</b>	Residential
<b>Property ID</b>	1031
<b>Land Area</b>	1,181 m <sup>2</sup>

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

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Conveniently located just 10 minutes to the freeway, approximately 25 minutes to the centre of Gympie, and around 45 minutes to the coast at Noosa, this is a strategic investment in a region with growing demand.

Having been sold approximately 18 months ago and held vacant since, this property now returns to the market offering a fresh opportunity for a new owner to capitalise on its position, scale and potential.

This is more than a property - it's a chance to create something special in a thriving village community.

For further information or to arrange an inspection, contact Ian Naylor from RJR Property on 0466 341 065.

A rare commercial opportunity ... it's a lifestyle choice!