



122 Yabba Road, Imbil



## IMBIL INVESTMENT!

Imbil is the commercial hub of the Mary Valley. The village is set on the banks of Yabba Creek and the edge of the State Forest. It is the gateway to Borumba Dam. The village centre (the CBD) services local residents from the village and its rural surrounds, and an ever-increasing tourist trade.

This investment property is centrally located in Imbil, on the corner of Yabba Rd and Diggings Rd. It's a landmark property that has been home to the local Butcher for as long as most people can remember.

What makes a great commercial property investment?

Here are the three most important items:

1. Rental returns (the percentage return on your investment)
2. Quality tenants (long-term tenants, equals high occupancy rate)
3. Property maintenance (the condition of the property is critical)

This property is home to a number of separate investments, all on one title:

- The land totals 814m2 and is zoned Commercial (District Centre)
- Imbil Colonial Butchery is on the corner - approximately 97m2 of shop, including the cool room
- Mary Valley Tattoo fronts onto Yabba Rd - approximately 57m2, including a cool room that is not in use
- A three-bedroom house with plenty of living space, air conditioning and slow combustion heating. Access to the house and the 3-bay garage is from Diggings

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**Price** SOLD for \$665,000  
**Property Type** Residential  
**Property ID** 270  
**Land Area** 814 m2

### Agent Details

Ron Jeffery - 0402 223 201  
 Ian Naylor - 0466 341 065

### Office Details

RJR Property  
 131 Yabba Road Imbil, QLD, 4570  
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 07 5488 6000



Rd.

The two commercial shops have secure leases in place and the house, while ready to let, has been left vacant, ready for inspection.

Imbil is under half an hour from Gympie, 45 minutes from the coast at Noosa and has easy access to the new freeway, on your way to anywhere.

Inspections of 122 Yabba Rd Imbil can be arranged by contacting the team at ron jeffery realty. With offices in both Imbil & Kenilworth, ron jeffery realty have the Mary Valley covered.

This landmark property in Imbil is a great investment!