

Sold



116 - 120 Yabba Road, Imbil



## THE HEART OF THE IMBIL CBD

### PRIME COMMERCIAL REAL ESTATE!

The property at 116-120 Yabba Rd Imbil includes a large commercial building, sited on a 2,354m<sup>2</sup> block, with two long-term tenants. It's a secure investment now, while the land at the rear could offer further development opportunities (subject to Council approval).

Imbil is a major centre in the Mary Valley and this property is an integral part of the village CBD. It's been home to the Ron Jeffery Realty agency since early 2016 and the Rattler Café for much longer. Business activity in Imbil is strong and there are limited opportunities in existing buildings.

Imbil, and in fact the whole Mary Valley region, has seen a resurgence since the finalization of Government sales associated with the failed Traveston Crossing Dam. There has been recent and proposed residential, rural & commercial developments in the area and a general strengthening of the local real estate market. Imbil is certainly a sought after location.

Imbil is set on the banks of Yabba Creek and the edge of Imbil State Forest. It's the gateway to Borumba Dam. You can be in Gympie in less than half an hour, Noosa in about 45 minutes and on the freeway in about 10 minutes ... on your way to anywhere!

Inspections of 116-120 Yabba Rd can be arranged by contacting the team at ron jeffery realty. With 3 offices conveniently located in Imbil, Kenilworth & Montville, ron jeffery realty have you covered ... from the valley to the range!

Prime commercial real estate in the heart of the Imbil CBD!

🛏 1 🗺 1 📏 2,354 m<sup>2</sup>

<b>Price</b>	SOLD for \$875,000
<b>Property Type</b>	Residential
<b>Property ID</b>	555
<b>Land Area</b>	2,354 m <sup>2</sup>

### Agent Details

Ron Jeffery - 0402 223 201  
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### Office Details

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**RJR Property**

