

Sold



6 Imbil Island Road, Imbil



## SOLID COMMERCIAL INVESTMENT!

The commercial building at 6 Imbil Island Rd was built as a Medical Centre, it is now home to a State Government-owned corporation and used as professional offices. Therefore, it's a solid investment.

While the listed price represents an excellent return on investment, lease conditions and financial details can be discussed directly with Ian Naylor from RJR Property.

Entry is via a covered veranda and through large glass sliding doors into a well ventilated and open planned waiting room & reception space. The reception area allows for several people to work together with well-designed shelving and storage behind.

There are 5 good sized rooms down the left-hand side, all with windows for natural light. These rooms are separated by a wide hallway from the toilets, full sized bathroom and laundry facilities, plus large eat in style kitchen at the end.

The hallway on the other side of the building leads you back to reception past two oversized rooms, one with direct access from the kitchen. There is a large boardroom style space at the front of the building with external access, plus two smaller utility rooms. The custom-built storage units and cupboards have been given careful consideration throughout and there is a great attic.

All rooms have their own RC/AC units, as well as ducted heating/cooling in the reception & boardroom areas. The building has high ceilings, is well lit with natural lighting, ample skylights, and downlights.

The property has a large car park at the front of the building sufficient for 13

 1  1  13  1,080 m2

**Price** SOLD for \$1,300,000

**Property Type** Residential

**Property ID** 849

**Land Area** 1,080 m2

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil

07 5488 6000

7 Elizabeth St, Kenilworth

07 5446 0164

 **RJR Property**

vehicles. The backyard is fully enclosed & features mature trees, a concrete space for table and chairs and a lockable area for the backup generator. Sitting on a 1,080m<sup>2</sup> block, this building is generous in size, welcoming in its feel.

Imbil is set on the banks of Yabba Creek and the edge of Imbil State Forest. It's the gateway to Borumba Dam. The village is under half an hour from Gympie, 45 minutes from the coast at Noosa and about 10 minutes from the new freeway ... on your way to anywhere.

Inspections can be arranged by contacting Ian Naylor from RJR Property's Imbil office.

A solid commercial investment in Imbil ... it's a lifestyle choice!