



**2224 Tully Mission Beach Road, Mission Beach**

**INCOME PRODUCING ACREAGE**

Centrally located in the heart of Mission Beach is this commercial acreage (26 acres or 10.53ha) with 864m of road frontage.

A portion of approximately 1.18ha is leased to a thriving Raw Materials business which provides an income of approximately \$43,000/yr and nets approximately \$34,000/yr after the expenses of Insurance and council rates. Another 9ha of land is lying idle and is begging to be developed - if not now, then in the future as the need increases.

Improvements include a massive steel shed with amenities and caretaker's quarters and bore with pump

Secure lease to 2019 with a further 2 x 3 yr option periods. Better than money in the bank. Borders Crown Land at the rear on the longest boundary.

Approximately 130mts deep, there is the potential to further divide the land (STCA) into many more commercial, income producing properties.

A unique opportunity to buy now for future gain.

Price: \$850,000 + GST where applicable.

Contact Executive Marketing Agent, Di Wagner on 0419 685 495 for more details

10.53 ha

**\$850,000 + GST**

ID# 41034112600



**Dianne Wagner**  
0419 685 495