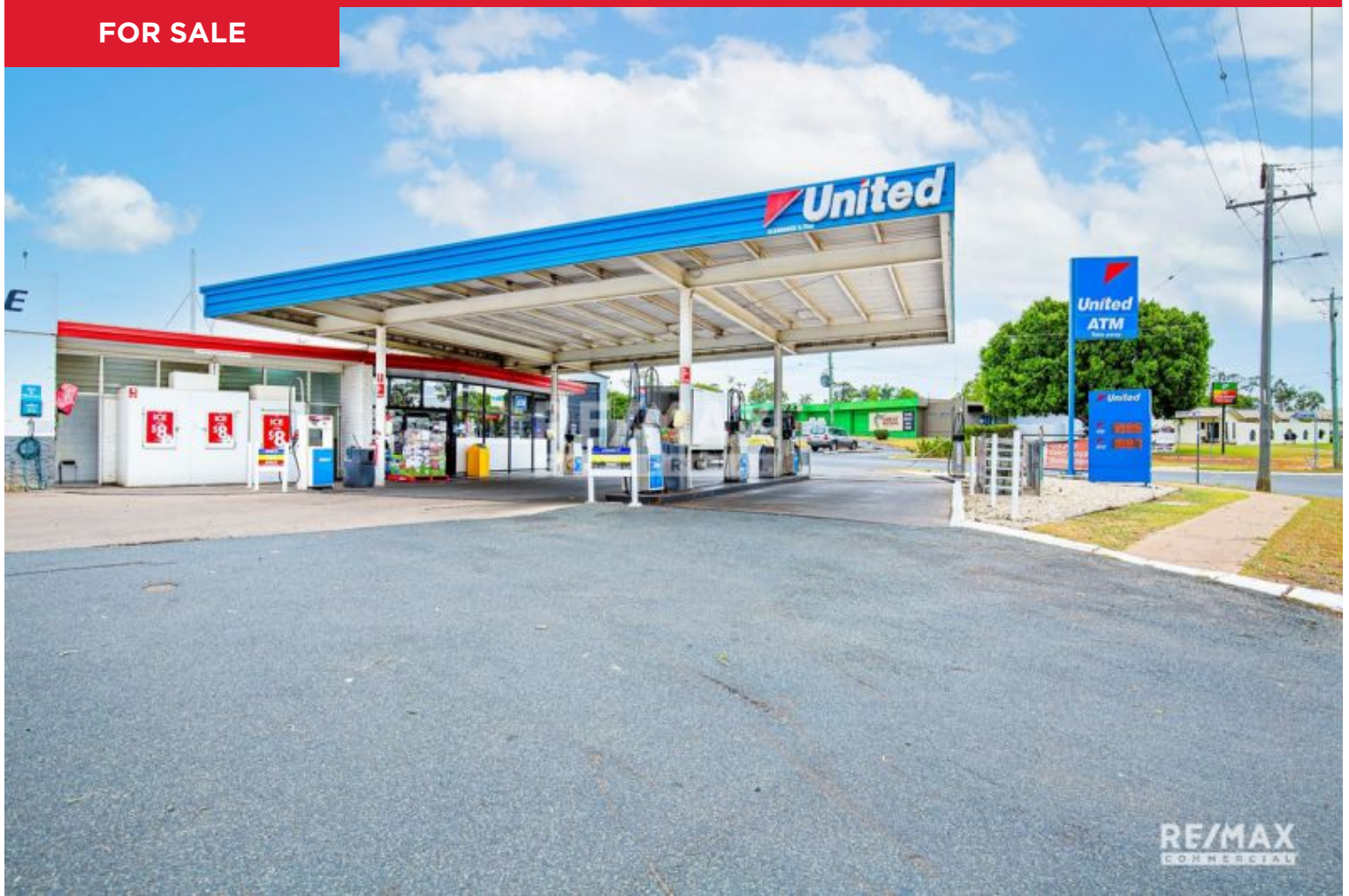


FOR SALE



## 79 Mills Avenue, Moranbah

QCommercial Properties in conjunction with RE/MAX U is proud to present to the market a semi modern service station investment fully leased to national fuel retailer United Petroleum on a whole of land lease. There is an adjoining mechanical workshop that is subleased by United to Coalfields Tyre & Mechanical. This rare investment located in the Bowen Basin will be well sort after and would suit any astute investors' core asset portfolio.

- Net rent ? \$271,788\* + GST
- Land area - 2,289m2 \*
- Strategic corner location with 2 x street frontage
- United Petroleum Lease - Expiring 28 Jan 2025 ...
- ...

**Price:** Expression of Interest

**View:** <https://remax-u.com.au/6720265>

**Deepen Khagram**  
**M 0409 557 421**



RE/MAX Property Specialits,  
 Narrabeen