
Table of Contents

- | [Welcome](#)
- | [10.25% Gross Return](#)
- | [Lease Details](#)
- | [Property Photos](#)
- | [Rates](#)
- | [Google Map - Property Location](#)
- | [About Biloela](#)

Welcome

Welcome to the marketing Campaign for 174-176 Callide Street, Biloela.
I am the selling agent and if you have any queries please do not hesitate to contact me

Ross Munroe

"We Put You First"

M : 0488 923 367 E : ross@firstnationalbiloela.com.au

10.25% Gross Return

174-176 Callide Street, Biloela QLD

174-176 Callide Street, Biloela has a proven record for a high occupancy rate with 5 separate tenancies including Biloela Screens and Awnings as the anchor tenant occupying the largest shed and office.

The buildings consists of the following:

- ◆ Biloela Screens and Awnings/Main Shed- 20m x 9m (180m²) - \$1500 per month INC GST - Anchor tenant with new 5 year lease agreement commencing at time of settlement
- ◆ Shed 1 - 9m x 9m (81m²) - \$450 per month INC GST
- ◆ Shed 2 - 9m x 9m (81m²) - \$450 per month INC GST
- ◆ Shed 3 - 3m x 9m (27m²) - \$150 per month INC GST
- ◆ Shed 4 & 5 - 9m x 9m (81m²) - \$550 per month INC GST

All sheds are currently rented at an affordable and easy to sustain rental amount and the premises is located on the busy Callide Street light industrial precinct close to other building suppliers such as Home Timber and Hardware.

For further information call Ross Munroe on 0488 923 367.

174-176 Callide Street, Biloela QLD

Lease Details

Biloela Screens and Awnings/Main Shed- 20m x 9m (180m²)

\$1500 per month INC GST

Anchor tenant with new 5 year lease agreement commencing at time of settlement

Shed 1 – 9m x 9m (81m²)

\$450 per month INC GST

LED - 11-9-2021

Shed 2 - 9m x 9m(81m²)

\$450 per month INC GST

LED - periodic

Shed 3 - 3m x 9m (27m²)

\$150 per month INC GST

LED - 10-9-2021

Shed 4 & 5 - 9m x 9m (81m²)


\$550 per month INC GST

LED - 17-11-2021

Property Photos

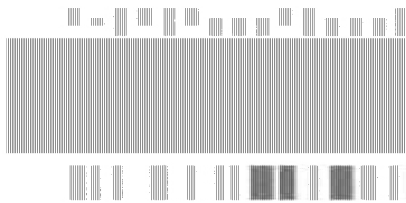
Photo Gallery

Rates



Banana
SHIRE
SHIRE OF OPPORTUNITY

Banana
ABN 85
Biloela
62 Valentia
PO Box
BILOELA
Banana
Phone:



Property Location and Description
 174-176 CALLIDE ST, BILOELA
 L9/B74479: PARR PRAIRIE
 Warehouse & Bulk Stores

Rates

General Rates
 Differential Rate Category
 Water Access Charge
 Sewer
 Environmental Levy
 Extra Pedestal
 Water Consumption
 Garbage-Non Res-Rate
 State Emergency Mgmt L


DISCOUNT from this notice

Council has received an
 the State Waste Levy or
 For further information a
 refer to Council's website

***Any payment

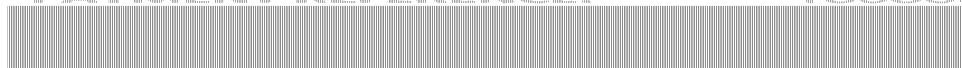
DUE DATE

☐ Please tick if receipt required



Billpay Code: *4050
Ref: 13036934

ASSESSMENT NO:	10385-
NET AMOUNT DUE:	\$2,835
PAYMENT DUE DATE:	18-03-
PAYMENT REFERENCE:	130369



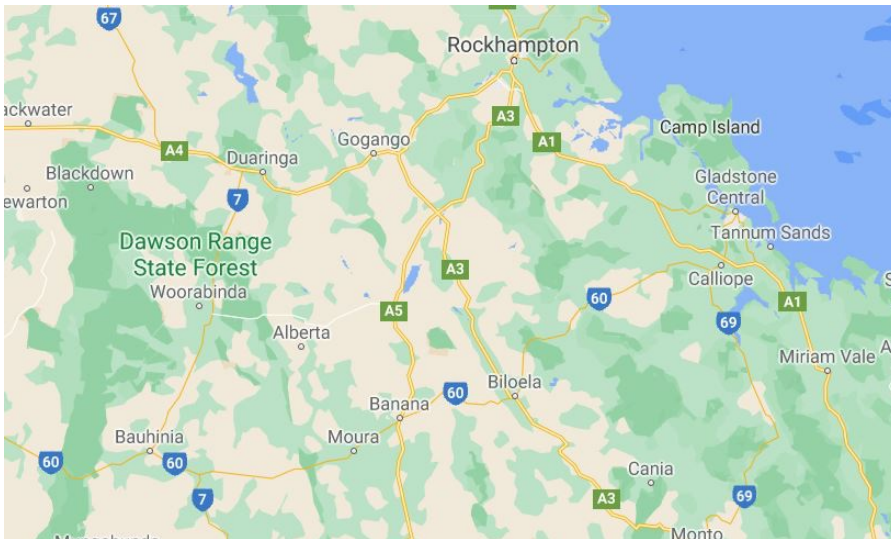
IF ADDRESS SHOWN IS INCC
 It is strongly suggested that BPAY and
 service after the nominated payment cl

Google Map - Property Location

Map



About Biloela



Biloela is situated in Central Queensland, Australia. It is 1h15min drive from Gladstone and 1h30min drive from Rockhampton. Biloela can boast low unemployment and a high income per capita due to the strength of local industries including Teys Brothers Export Meatworks, CS Energy Power Station and Callide Coal Fields. Located in the Callide Valley, we are surrounded by some of the best farming country in Queensland.

It has rail and road links to both of these cities and is serviced by the Leichhardt, Dawson and Burnett Highways. Direct flights to the Shire from Brisbane arrive at Thangool Aerodrome, a 10min drive from Biloela.