

FOR SALE ● RETAIL

Freestanding Commercial Building For Sale

24 Hamilton Place, Bowen Hills

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Property Overview:

24 Hamilton Place, Bowen Hills presents a rare opportunity to secure a three-level freestanding commercial building with dual street access in one of Brisbane's most rapidly evolving precincts. Offering a total of 812m²* across office space and basement storage, the property features six undercover car parks with room for an additional 14 spaces, and immediate connectivity to major arterial networks including the Inner-City Bypass and Clem 7. Surrounded by major infrastructure projects and upcoming urban renewal developments, this property is perfectly positioned for businesses seeking a strategic inner-city location with significant growth potential. Sold with vacant possession, it is ideally suited for office, medical, showroom, or mixed commercial uses.

Location Overview:

- Situated in Bowen Hills Urban Renewal Precinct
- Immediate access to major arterial roads and tunnels
- Close proximity to RNA Showgrounds redevelopment, Cross River Rail Exhibition Station, Victoria Park upgrade, and Millennium Square
- Train stations nearby:
 - Bowen Hills Station - 372m
 - Exhibition Station - 492m
 - Fortitude Valley Station - 1km

Property Highlights:

- Price: \$4,200,000 + GST
- Three-level freestanding building with dual street access
- 598m²* of fitted office space over two levels
- 214m²* basement storage potentially allowing for up to 14 car spaces in total
- Suited for office, medical or mixed commercial uses
- Strategic location with immediate access to Inner-City Bypass, Clem 7, and Airport Link
- Surrounded by major redevelopment projects and key public transport nodes
- Outgoings: Approximately \$35,000 p.a.

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