



, Macgregor QLD 4109

## Vendor Instructs "WE WANT IT SOLD NOW!!!"

- ?? 1st Class Investment 100% Leased
- ?? 2 Blue Chip National Tenants
- ?? Beacon Lighting and the Uniting Church
- ?? Building Area: 1695m<sup>2</sup> split into 2 tenancies.
- ?? Land Area: 3860 m<sup>2</sup>
- ?? MP3 Zoning offering endless opportunities.
- ?? Recently fully refurbished to a high standard.
- ?? Currently returning approx: \$380,000.00 per annum Nett, plus outgoings and GST.
- ?? Outgoings Totalling approx: \$28,561.39 including Insurance's, Council and Water rates.
- ?? 60,000 cars pass through Kessels Road daily.

Future uses under plann

Retail  
FOR SALE

1695sqm

**Raine&Horne.  
Commercial**

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