







## 12 Commercial, Fortitude Valley QLD 4006

## **Landmark Investment Opportunity**

â?¢ Landmark mixed use development including Iconic Waterloo Hotel and Watpac Ltd national headquarters.

â?¢ NLA: Commercial 4,637sq.m\*

Retail/Hotel 1,926sq.m\*

â?¢ Fully Leased Net Income \$3,022,894\*

â?¢ WALE 9.17\* years, including 20 year lease to Liquorland.

 $\hat{a}$ ?¢ High profile corner position on Ann Street, a major thoroughfare linking the Brisbane CBD and Fortitude Valley.

â?¢ Located 2km from the Brisbane CBD, in close proximity to retail amenity and public transport.

â?¢ First stage of major mixed use development, Waterloo Junction.

Offices

FOR SALE

6563sqm



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