



3/45 Canberra Street, Hemmant QLD 4174

## Trade Coast Investment .

- ? Net annual income of \$92,000 pa + GST
- ? Tenant pays associated Outgoings
- ? 750sq m high bay warehouse and office
- ? Direct exposure to busy Lytton Road
- ? Sought after unit for businesses seeking exposure
- ? Three roller doors with \*(possible) future ability to split into dual tenancy
- ? Very competitive rental rate (arguably under market)
- ? 8 exclusive line marked car parks
- ? Tightly held complex with varying unit sizes
- ? CALLING FOR EXPRESSIONS OF INTEREST

Located in the established suburb of Hemmant with excellent exposure to Lytton Road. This property is only 6 kilometres from the Port of Brisbane and 11 kilometres from the Brisbane CBD. It offers easy a

Industrial  
FOR SALE

750sqm

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