



42, 5-11 Woodroffe Avenue, Main Beach QLD 4217

## 7-Eleven and Subway ? Directly Opposite the Beach

- \* Strong leases to 7-Eleven and Subway with options
- \* Net return of \$203,691 p.a.\* (7-Eleven \$151,691 p.a.\* Subway \$52,000 p.a.\*)
- \* 7-Eleven NLA (105m2\* internal plus 18m2\* external)
- \* Subway NLA (47m2\* internal plus 39m2\* external)
- \* Both tenancies in place since 2009
- \* Directly opposite Main Beach beachfront and patrolled surf beach
- \* An opportunity not to be missed

Michael Willems  
0412 240 176

This property is being sold without a price and therefore a price guide can not be provided. The website may hav

Retail  
FOR SALE

209sqm

# Ray White®

**Michael Willems**

0412240176  
m.willems@rwsp.net