



, Hendra QLD 4011

TRADE COAST INVESTMENT OPPORTUNITY

- Presenting a sensational opportunity for an Investor to purchase a fully leased, strategically positioned industrial asset
 - Long established Tenant ?Bmag? (Brisbane Magazine) on a 5 year Lease with a 5 year Option paying an annual rental of \$134,000 Net + All Outgoings + GST with solid lease covenants!!
 - 2006 VanRiet constructed building features 490m2* of air-conditioned office space plus 150m2* warehouse / storage area
 - Significant fit-out includes reception area, multiple partitioned offices, boardroom, server room, open plan areas, two lunch rooms one featuring a 14m2* balcony, five toilets, shower, external courtyard
 - 15 exclusive use car spaces on site plus ample street parking available
 - Sale: \$1,900,000 (GST Exempt - Going Concern Rule Applies)
- (*Approx)

For an Information Memorandum or to arrange an inspection please contact Exclusive Marketing

Industrial
FOR SALE

640sqm

Ray White.

Jared Doyle

0408160570
jared.doyle@raywhite.com

Jack Gwyn

0424807166
jack.gwyn@raywhite.com