



, 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.

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