



41/2 Eighth Avenue, Palm Beach QLD 4221

Super Investment - Long Standing Tenant - Recently Refurbished Complex

This is a wonderful opportunity to acquire an A Grade tenant in a thriving commercial location.

The tenant, GC Education and Tutoring Services (Formerly Kip McGrath), has been in occupation for over 12 years and have just extended their lease term.

- *Gross Annual Rental of \$24,072.20
- *Excellent fit out with reception and classroom
- *83 sqm of first floor commercial space
- *Low annual outgoings

Part of the well known and recently renovated Eighth Avenue Plaza, this property is metres to Palm Beach and opposite 7 Eleven. There is numerous on site and street car parkin

Offices
FOR SALE

83sqm

Ray White®

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