



22/90 Surf Parade, Broadbeach QLD 4218

## BROADBEACH CAFE, RESTAURANT & BAR OPPORTUNITY

Shop 22 "The Phoenician North" Complex

- Magnificent location corner Surf Parade and Queensland Avenue
- North East facing opposite the popular Broadbeach Beachside Park
- In the Heart of Broadbeach's Retail, Restaurant & Shopping Precinct
- Minutes walk to the Beach & Surf, Convention Centre, Light Rail etc
- Surrounded by Tourist and Residential Accommodation
- Internal Dining and Lounge areas with NLA 133m<sup>2</sup>
- Plus Extensive AI Fresco area Included - No GCCC Licence Fees
- Partial Fit-out in Place plus Walk-in Cold Room
- Suit vast variety of Speciality Cuisines and Themes
- Promotion to both Locals and Tourists will reward

\*\* Outgoings Approx \$1,

Retail

FOR LEASE

\$150,000N/pa Exc GST

133sqm

**Derek Wallbridge**

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