



187 Musgrave Street, Berserker QLD 4701

NEW 10 YEAR LEASE

Presented is this amazing investment opportunity. The owner has to reluctantly sell this property and has encouraged offers prior to auction. The successful funeral service tenant has just agreed a new 10 year lease amendment taking the lease expiry through until 2026 with another 5 year option after that.

Current rent of \$72,713.60PA + GST + OUTGOINGS
Annual C.P.I increases or 3% whichever the greater
Directors guarantee in place
417 sqm site with fantastic highway exposure

AUCTION TUESDAY 15TH NOVEMBER @ 6:00PM - Level2, 102 Bolsover Street

Offices
FOR SALE

417sqm



Jonathon Offord

0488 270 174

jonathon.offord@au.knightfrank.com