



**16/105-107 Scarborough Street, Southport QLD 4215**

## Circa 9% Return With National Tenant

- \* Brand new 3 + 3 year term, existing tenant since July 2007
- \* \$417,252\* Net annual Income, 3% fixed annual increases reviews
- \* 1,276m2\* ground floor lettable area with approval for an additional 156.6m2\* mezzanine area
- \* 20 secure basement car parks
- \* Easily managed single tenant investment in a prime CBD location
- \* Fully leased to Endeavour College of Natural Medicine Pty Ltd (subsidiary of Study Group International, an international corporation backed by private equity)
- \* Education and training facility offering full bachelor degrees and honors programs
- \* Modern and well equipped fit out
- \* Positioned very close to Australia Fair (undergoing redevelopment), the newly redeveloped Broadwater Parklands

Retail

FOR SALE

1276sqm

# Ray White®

**Steven King**

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