



24 / 1631 Wynnum Road, Tingalpa QLD 4173

MULTI-TENANTED INVESTMENT with 7.3% NET RETURN

Ray White Commercial TradeCoast is pleased to present this modern, fully leased, multi-tenanted 259sqm commercial office & retail building for sale via Private Treaty.

Located in the Tingalpa Central development with the Coffee Club at the entrance, this property is well located and provides easy access to the Gateway Motorway just 1km* away.

- Featuring three individual tenancies consisting of 64sqm, 71sqm and 124sqm.
- Fully leased with two new three year leases, the third lease has roughly 18 months to run with a 3 year option.
- Current Net income of \$87,616pa plus the Tenants pay all Outgoings + GST
- The property directly

Retail
FOR SALE

259sqm