



9 Smith Street, Capalaba QLD 4157

Flexible Opportunity - Investment or Part Occupy with Holding Income

This freestanding building has two separate tenancies and offers direct access and great exposure to Smith Street. The property has one long term tenant and offers both a solid investment and future development opportunity for the astute buyer. Information Memorandum available on request.

Front tenancy has:

- * 60sqm a/c showroom and 40sqm a/c offices
- * 422sqm clear span warehouse with three phase power
- * Additional 450sqm rear hardstand

Rear tenancy has:

- * 112sqm clear span war

Industrial
FOR SALE

709sqm

**Raine&Horne
Commercial**

Colin Tucker

0411 534 023

colin@RnHcommercial.com.au