



25/1631 Wynnum Rd, Tingalpa QLD 4173

FULLY LEASED DUAL TENANTED TINGALPA INVESTMENT

Ray White Commercial TradeCoast is pleased to offer this fully leased, dual tenanted asset to the market for sale.

- Near new dual tenancy strata unit directly facing busy Wynnum Road in the Tingalpa Central development
- 25A: 5 + 5 Year lease to Belmont Hair & Beauty commenced 1/06/2017. This Tenant occupies 104sqm paying \$35,260pa Net + Outgoings + GST
- 25B: 3 + 3 Year lease to TPT Developments commencing 1/04/2018. This Tenant occupies 92sqm paying \$31,415pa Net + Outgoings + GST
- The building includes 6 exclusive use car spaces plus there are ample visitor bays provided on site
- Near new building offering significant depreciation benefits
- Great Location just 1.1km* from the Gateway Motorway, Coffee Club on site
- Priced to sell at \$95

Retail
FOR SALE

196sqm

Ray White.

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