



7 Price Street, Nerang QLD 4211

Main Road Investment with Development Potential

Situated on the main street of Nerang with strong income provided by long standing tenants, this property also offers exceptional future development potential:

- *Existing tenants on good leases with annual nett income of \$62,727 per annum
- *1,012sqm rectangular allotment with 20m frontage to Price Street
- *Surrounded by national retailers, medical centre and schools
- *Redevelopment potential, zoned "Centre", RD6 to 39 metres
- *Approximately 29,000 passing cars daily

A rare opportunity in a vibrant and established suburb that should not be missed. This property will work as a stand alone commercial investment, but you will also benefit from the strong development pot

Retail
FOR SALE

221sqm

Ray White®

Adam Young

0424 191 252

a.young@rwsp.net