



**16 Merritt Street, Capalaba QLD 4157**

## **INVESTMENT OR OWNER OCCUPY - FREESTANDING INDUSTRIAL BUILDING**

- 400sqm\* brick building erected on 1,077sqm\* site
- Contains four (4) separate tenancies; two (2) currently leased
- The building includes 3 roller doors, 3 warehouse areas, office space in each tenancy
- Separate toilet for each tenancy
- 8 Car parks
- Currently returning a Gross rental of \$32,706\*pa + GST (\$62,226\*pa + GST if fully leased)

**SALE PRICE<sup>^</sup> - \$825,000**

\*Approximately

Industrial  
FOR SALE



**Benn Woods**

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