

Coolangatta Airport  
20 Minutes South

Brisbane City  
1 Hour North

M1 Pacific Motorway

Outline & Location Indicative Only



9 Keller Crescent, Carrara QLD 4211

## Under Contract! Strategic Freehold Tenanted Investment or Owner Occupiers Dream

Our vendor is extremely motivated and has given very clear instructions to sell on or before Auction.

- \* Significant Net income \$88,713\* p.a. + GST as of 1st October 2018 (tenant pays all outgoings)
- \* Major future rental upside, very conservative rent in comparison to recent lease rates in area
- \* Net Lettable Area 789m?<sup>\*</sup>
- \* Leased to high profil

Industrial  
FOR SALE

789sqm

# Ray White®

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