



## 12 Energy Crescent, Molendinar QLD 4214

### Fully Leased Freehold Investment - \$153,811.92\* Nett Income

- \* Entire complex of 4 units fully leased
- \* \$153,811.92\* Nett Income
- \* Freehold land parcel of 2,070m<sup>2</sup>\*
- \* Immaculate building consisting 1,011m<sup>2</sup>\* ground floor area + 175m<sup>2</sup>\* Mezzanine
- \* Exceptional rental record to quality tenants
- \* Close proximity to major arterials M1 and Smith Street
- \* Innovative design allowing excellent vehicle access whilst also maximising building area and car parking
- \* Meticulous maintenance record, recently repainted exterior
- \* Layouts include offices, internal amenities, mezzanine floors, some are air conditioned
- \* Enclosed rear garden complete with fruit trees and a water tank, perfect for staff BBQ's and will be a terrific

Industrial  
FOR SALE

1011sqm

# Ray White®

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