



170 Hardgrave Road, West End QLD 4101

Premium Freehold Investment on 640sqm Land Area. Fully Leased.

- * LJ Hooker are pleased to present 170 Hardgrave Road, West End to the market. For sale for the first time in 24 years.
- * 507sqm approx total building area occupied by two retail shops and 1 residential tenancy.
- * Rare opportunity to secure 100% leased freehold site in West End.
- * 346sqm. Ground floor Retail. 100% leased by Lefkas Tavern. Gross rental: \$136,000 + GST. Leased until 31/03/2023. 2 x 5 Year Options.
- * 89sqm. Ground floor Retail. 100% leased by Patcharin Thai. Gross Rental: \$41,000 + GST. Leased until 27/08/2023. 1 x 5 Year Option.
- * Both retail tenancies pay for all services they consume and split the water bill 70/30
- * Total Gross Income: \$192,600 + GST
- * Grease trap, exhaust, gas etc onsite.
- * Contact Manoli Nicola

Retail
FOR SALE

507sqm

Manoli Nicolas

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