



**166 Hardgrave Road, West End QLD 4101**

## 2 Freehold Properties. Premium Investment. 734sqm Total Land Area

- \* Rarely to opportunities of this calibre appear on the market.
- \* 2 side by side retail properties with rear access and car parking.
- \* 166 Hardgrave Road. 125sqm vacant. Partial restaurant fit out in place. 20sqm basement storage. 8 car spaces tandem
- \* 367sqm each allotment, rear easement over driveway to neighbouring property.
- \* Potential Rental Fully Leased: \$52,200 per annum net. Total Building Outgoings (insurance, rates, water): \$10,910 (excluding land tax).
- \* 46sqm Vacant. Commercial kitchen fit out. 2 car spaces. Potential Rental: 34,200 Net.
- \* 50sqm basement office/storage area. Vacant. Potential Rent: \$15,480 Gross. Total Building Outgoings (rates, ins

Offices  
FOR SALE

359sqm