



4/21 Olympic Circuit,, Southport QLD 4215

## Same Tenant for 20 Years - CBD Fringe Entry Level Investment

The Jared Johnson & Lachlan Marshall Team as exclusive agents are proud to offer this exceptional opportunity for you to secure a long standing tenanted investment strategically positioned in the Gold Coasts premier Industrial & Commercial business precinct.

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

- \* Strong Net Income \$39,392.73 + GST + Outgoings
- \* Long standing tenant (over 20 years)
- \* Tenant favourable to extend current term and options
- \* 216m2\* + Additional mezzanine
- \* Grease trap
- \* 4 exclusive use car p

Industrial  
FOR SALE

216sqm

# Ray White®

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