



**175 Bay Terrace, Wynnum QLD 4178**

## Office Block With Income And Development Potential

Ray White Commercial Bayside are pleased to offer 175 Bay Terrace, Wynnum for sale.

This two storey office block with an NLA of 336sqm\* has been recently renovated and presents in excellent condition. The property currently has two tenants on the ground floor, with a remaining 168sqm\* available for owner-occupiers. Alternatively, this space could be leased out, providing investors with a potential nett return of \$82,750\* + GST per annum.

The property has great exposure to Bay Terrace, front and back balconies, and pylon signage for tenants. The rear of this 607sqm\* block has 9 car parks, as well as refurbished staff amenities.

Features include:

- 340sqm\* two storey of

Offices

FOR SALE

336sqm



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