



, Coolum QLD 4573

BLUE CHIP PREMISES IN BLUE CHIP LOCATION!

Phone enquiries - please quote property ID 11770

Situated in the well established Coolum Industrial Estate, amongst well established blue chip companies, these EXCELLENT COMMERCIAL PROPERTIES, for either your own venture, or as a sound commercial rental investment, are now on the market.

There are two, solid investment commercial properties to choose from OR the properties are adjoined with the capability to join as one, with a total of over 800+ square metres of warehouse/office space.

FRONT COMMERCIAL UNIT 1 COMPRISES:-

491m2 total, (391m2 of industrial warehouse space), 100m2 of mezzanine office Space.

Tastefully fitted out with 3 offices, 2 reception areas (1 downstairs, 1 upstairs) + Storage room, boardroom with kitchenette.

Reverse cycle ducted air conditioning.

Downstairs lunch room with kitchenette, toilet amenities & shower.

3rd eye security.

5m high roller door.

Ample parking off street along with 3 undercover car parks with a total of 6

Selling Separately for \$948,000 + GST (if applicable)

Industrial

FOR SALE

\$565,250 (UNIT 1) - \$948,000 (UNIT 2) - BOTH PLUS