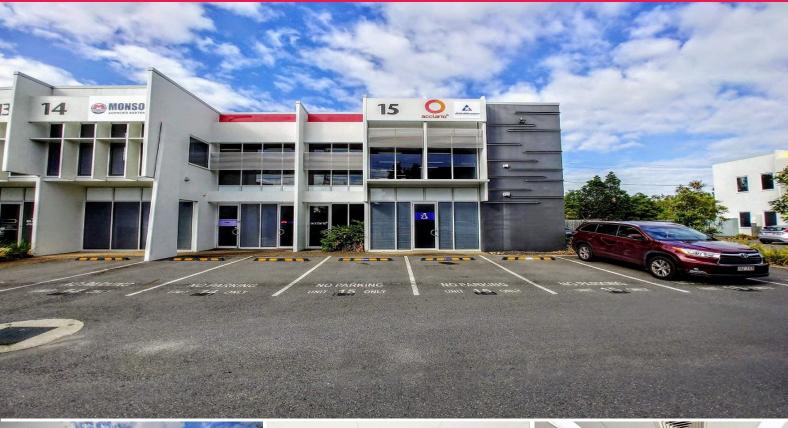
## Ray White.









15/23 Breene Place, Morningside QLD 4170

## 212m2\* MORNINGSIDE OFFICE, OWNER OCCUPY OR INVEST

Located in sought after Morningside a stones throw from the Gateway Motorway & Bulimba's thriving dining / entertainment precinct is this modern, dual tenancy office, featuring:

- 212m2\* of office space over two levels being 111m2\* on ground plus  $101m2^*$  first floor
- First floor leased for \$26,000pa + outgoings & GST for 2 years from 1st September 2019
- Ground floor ready to owner occupy or lease, asking \$32,000pa + outgoings & GST
- Both floors feature functional, existing, good quality fit outs and amenities
- 45m2\* exclusive use, fenced rear yard / bbq area off the kitchen
- Five exclusive use car spaces on title
- Asking Price: \$830,00

Offices

FOR SALE

212sqm

## Ray White.

**Jared Doyle** 

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