



**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 + outgoing & GST for 2 years from 1st September 2019
- Ground floor ready to owner occupy or lease, asking \$32,000pa + outgoing & 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