



## 26/53 Vernon Terrace, Teneriffe QLD 4005

### 6.5% NET RETURN - PRIME RETAIL COFFEE SHOP / OFFICE

- 2 x tenancies Coffee Shop & Executive Offices
- 85m2: Dot's Cafe 15m2 plus Alfresco 50m2
- Prime high traffic Teneriffe hub location
- Solid 5 year head lease Coffee Shop + Offices\*
- Ideal growth Super Fund investment
- Net \$52,725.09 at 6.5%.
- Includes exclusive use of one car park, additional income \$3,152.73

Retail  
FOR SALE  
  
85sqm

Tenant 1 = Coffee Shop Rent \$25,636.36  
 Tenant 2 = Office "Elixir Services" Rent \$32,900.00  
 Car Park = \$3,152.73  
 Total Net Rent = \$52,725.09



**Silvio Bevacqua**

0402 410 410  
 silvio@spcommercial.com.au