



16/39 Lawrence Drive, Nerang QLD 4211

## 7.35% NET YIELD - QUALITY TENANTED INVESTMENT

- 174m2 retail premises
- 3 year x 3 year lease
- Net return \$36,400pa\* + GST
- 2 toilets, office, storeroom, showroom
- Security
- Air conditioning
- Roller door access
- Shared car spaces behind
- Present owner of 20 years
- Street frontage to main Lawrence Drive

\* As outlined in IM - Contact Exclusive Agent for more information!

Retail  
FOR SALE

174sqm



**Gordon Poole**

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