



1a/44-50 Chambers Flat Road, Waterford West QLD 4133

X GYM / TRAINING ROOM / ALLIED MEDICAL / PROFESSIONAL OFFICES

- First level X Ladies GYM with lift access
- Landlord will modify the tenancy to suit tenant's requirements based on long term lease
- Busy convenience retail centre with solid foot traffic
- Join Multiple Allied Medical including Medical Centre, XRay, Cheesecake Shop, Asian Groceries
- Excellent on-site parking
- Outgoings budgeted at \$13,800pa

**First year incentive rental could be as low as \$35,500 (\$161/m2*), going to market from year 2 onwards

*Refer to the IM, provided to qualified tenants details

Retail
FOR LEASE

220sqm



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