



**Suite 2/123 Sippy Downs Drive, Sippy Downs QLD 4556**

## **Secure 5 year Lease to Globally Recognised Franchise ? Showing 5.8% Net Yield**

- + 5 year + 3 x 5 year options lease to Club Pilates
- + Globally recognised franchise offering high-quality training and equipment for members
- + Tenants have invested \$245,000 to transform the tenancy giving them an industry-leading look
- + Current rental return \$102,500 per annum + outgoings + GST
- + 202m<sup>2</sup>\* ground floor strata titled tenancy
- + Complex is a two-level development that comprises 20 strata-titled units
- + Located in University/Town Centre Precinct
- + 2 minutes off the Sunshine motorway
- + Strong tenancy mix within this new building and the surrounding commercial / shopping complexes provides a one-

Retail  
FOR SALE

202sqm

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