



88 Doggett Street, Newstead QLD 4006

Prime Retail Investment. Government Tenant. 100% Leased

- * LJH Commercial are pleased to present ground floor 88 Doggett Street, Newstead to the market for immediate sale.
- * Rarely offered premium ground floor property with expansive glass shop fronts and exposure to Doggett & Longlands Street.
- * Situated in Newstead Towers complex, directly opposite Gasworks Food & Dining Precinct.
- * 175 sqm Leased to the State Government of Queensland until 30/04/2025 and 2 x 3 year options.
- * Fully fitted and furnished internally by existing lessee.
- * Gross Income: \$106,090 per annum + GST.
- * Outgoings: \$9467 per annum (Rates, Water, Body Corporate).
- * Net Income: \$99,533 Plus GST approx.
- * 28 sqm Storage (not in lease area).
- * 4 onsite basement car

Retail
FOR SALE

203sqm