



49 Laura Street, Highgate Hill QLD 4101

Extremely Rare Free-Standing Inner CBD Investment Opportunity.

- * Rare Stand-Alone refurbished Character Commercial Investment. 100% Leased.
- * Building Area: 100sqm approx. Land Area: 182sqm. Additional alfresco outdoor area surrounding the rear of the property.
- * Character shop front with awning, and side access for alfresco area.
- * Quality Coffee Shop in place. 5 year lease until 30/11/2024. Plus 5 year extension option
- * Current Gross Income: \$34,608 + GST. 3% Fixed annual increases.
- * Lessee pays 100% of electricity, water & sewerage, gas, air con maintenance/servicing, and any business expenses.
- * Substantial refurbishment and fit out works carried out by lessee. Brand new roof 2015.
- * Opportunity to work and live in the future, rare character commercial overlay (subject to council approvals if

Retail
FOR SALE

100sqm