



## Unit 3/6 Link Crescent, Coolum Beach QLD 4573

### Warehouse + Office Fit Out

An excellent opportunity for an owner occupier or investor to secure a property with a fit out in place. Currently a dance studio the property has air-conditioned office areas and a high clearance warehouse area.

One of a small group of 4 warehouses there is ample parking and good access to the site. The current owners are leasing back until December 2021 however if an owner occupier needed the space immediately, this could be negotiated.

- + 233m?<sup>2</sup> high clearance warehouse + 130m?<sup>2</sup> mezzanine
- + Air-conditioned, 2 bathrooms, reception, 2 offices
- + Small group of 4 units
- + Well located in industrial estate
- + Leased until December

Industrial  
FOR SALE

295sqm

**Ray White®**

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