



17 Smith Street, Capalaba QLD 4157

100% Leased, Freestanding Multi-Tenant Investment. Tightly Held Precinct.

- * LJH Commercial are pleased to present 17 Smith Street, Capalaba, to the market for immediate sale, via offers to purchase.
- * Rarely do free-standing properties fully leased appear on the market in this location.
- * Total of 7 units, 1 Retail Cafe; and 6 Warehouses. No strata Title.
- * Total building area 794sqm approx. 2,023sqm land area.
- * Extremely long-term tenants. Warehouses have been occupied with the same tenants for over 20 years. Low Site Coverage. Approx. 39%
- * Abundance of hardstand space for 18 car spaces onsite.
- * Current Gross Income: \$111,288.55 per annum + GST
- * Total Net Income: \$85,771.97 + GST.
- * Positioned just off R

Industrial
FOR SALE

794sqm