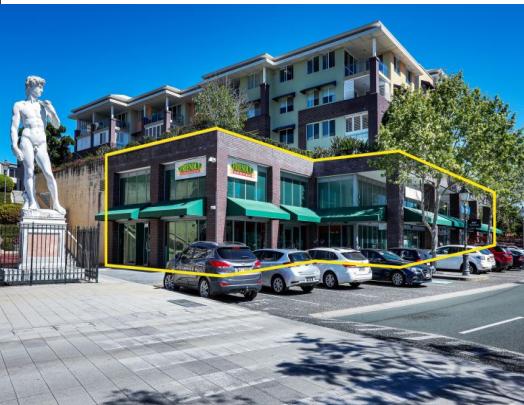




Outlines Indicative Only



4101/3027 The Boulevard, Carrara QLD 4211

## Medical & Friendly Grocer Investment - Net Income \$166,250 + Gst + Outgoings

On behalf of the vendor, Jackson Rameau from Ray White Commercial Gold Coast, has exclusive privilege to present this ground-floor, blue-chip investment.

Healthcare  
FOR SALE

475sqm

This investment property incorporates the below attributes;

- Total Net Lettable area of 475m<sup>2</sup>\*, entire ground floor position
- Net Income of 160,070.24\* per annum + GST + Outgoings
- Tenancy 1-3: Holistic Dental Clinic has a 5x5 year lease over 268m<sup>2</sup>\*
- Tenants are on net leases (all outgoings are paid for by the tenants)
- 5 minutes' drive to the M1 Motorway
- 10 minutes' drive to

# Ray White®

**Jackson Rameau**

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