



**Suite 21/123 Sippy Downs Drive, Sippy Downs QLD 4556**

**Commercial Investment with Secured 5 Year Lease - Sippy Downs**

- + Secured 5 year lease + 5 year option to multiple business operator, including Real Estate Sales and Property Management, Finance Broking as well as Financial Planning
- + Current net rental income \$59,940 (6%) per annum + outgoings + GST with 3% annual rent increases
- + 118m<sup>2</sup>\* first floor strata-titled office
- + One car park owned and two allocated car parks
- + Excellent signage opportunities to Sippy Downs Drive
- + Central location in rapidly growing Sippy Downs commercial precinct in the heart of the new Sippy Downs Town Centre
- + Surrounding development includes retail, medical, professional offices / medical/allied health, residential

Offices  
FOR SALE  
  
118sqm

Call or email David Bri

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