



**3 Monique Court, Raceview QLD 4305**

**Fully Leased Investment. 638sqm Freestanding Building On 1200sqm Land Area.**

- \* LJH Commercial are please to present 3 Monique Court, Raceview, QLD, to the market for immediate sale.
- \* The building is split into 2 lots, currently combined, 1 tenant occupying Unit 1 and Unit 2. Seller same for both lots.
- \* Rare opportunity to secure tenanted concrete building with long-standing tenant.
- \* 548m<sup>2</sup>; Ground floor area plus 90m<sup>2</sup>; mezzanine. Approx. Breakdown of measurements below.
- \* Lot 1: 30sqm\* Ground floor Kitchen/Amenities. 30sqm Mezzanine. 342sqm Warehouse.
- \* Clear Span High Bay 5.6-6.3m Warehouse with 3 Container Height Roller Doors. 3 phase power into warehouse. 1200

Industrial  
FOR SALE

599sqm