



**Suites 7a & 7b/19 Birtwill Street, Coolum Beach QLD 4573**

## Commercial Office Investment

Located in busy Birtwill Street, Coolum Beach's main retail and commercial centre, this well appointed fully air-conditioned first floor office space features lift access and plenty of natural light in every space.

Currently occupied by two tenants on concurrent leases, the offices include a kitchenette. Amenities and end-of-trip facilities are shared with other tenants. There is also an outdoor covered verandah available to floor occupants.

- \* Fully tenanted office space - \$24,301 net return
- \* 95m<sup>2</sup>\* air-conditioned first floor office space
- \* ETE Group - 3 year + 3 year option (cease commenced 24/6/20)
- \* Outgoings \$10,883.58

Call or email Tracey Ryan to

Offices  
FOR SALE

95sqm

**Ray White**

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