



11 Randall Street, Slacks Creek QLD 4127

## FREESTANDING TENANTED INVESTMENT

- ? 18 Month lease with a 5 year option
- ? Total building area 894m<sup>2</sup>\*
- ? Ground floor 694m<sup>2</sup>\*
- ? Office mezzanine 200m<sup>2</sup>\*
- ? Showroom area with reception
- ? Ground floor coffee shop (currently not leased) opportunity for additional income \$12,000 pa\*
- ? Current net income \$116,220 pa
- ? Rates \$15,033.76 pa\* (paid by tenant)
- ? Building insurance \$6,470 pa (paid by tenant)
- ? Total outgoings \$21,503.76 pa\*
- ? 3 Automated container height roller doors
- ? Container drop off
- ? Fully fenced property

Industrial  
FOR SALE

894sqm

Ray White.

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