



9/151 Cotlew Street, Ashmore QLD 4214

Entry Level Tenanted Investment with Brand New 5 Year Lease

Practical, professional fit-out in place comprising reception and large welcoming area with annexed meeting room, large central boardroom with kitchenette plus additional offices/open plan work areas.

Brand new 5 year lease expiring June 2027 generating approximately \$24,221.00 net income per annum + outgoings + GST with 4% annual increases and personal guarantees.

- ? Fitted 96m2* office suite
- ? Ground floor with PWD access
- ? Ample on-site parking
- ? Secure NDIS supported tenants
- ? Net income of \$24,221

Offices
FOR SALE
Price Upon Application
96sqm

Ray White®

Luke Boulden

0423159170
l.boulden@rwsp.net