



**1/196 Wishart Road, Wishart QLD 4122**

## Prime Corner Retail Investment. 45sqm Shop + 60sqm Outdoor Dining Area

- \* High quality concrete complex with an abundance of main road exposure.
- \* Corner lot with dual access doors into tenancy.
- \* Massive exposure to Newnham & Wishart Roads. 2 x exclusive areas on pylon signage.
- \* Over 40 common car spaces onsite + 1 exclusive onsite.
- \* Fitted out for food retail. Gas, grease trap, exhaust, 3 phase power, air con connected to the property.
- \* 45 sqm internal shop area.
- \* 60 sqm exclusive use external dining area, 80% covered.
- \* Total area 105sqm
- \* Current Gross Income:

Retail  
FOR SALE

105sqm