## LJ Hooker Commercial



# <image>

#### 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

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