



4812 **lots 1 & 6/179-181 Ross River Road, Mundingburra QLD**

Ross River Road tenanted office investment & residential apartment

This architecturally designed, mixed-use development was constructed in 2011 and consists of two commercial offices and six residential units.

Offices
FOR SALE

Office suite 1 (Lot 1) and Unit 1 (Lot 7) are available for immediate sale and include the following:
Unit 1 is located directly above office suite 1.

- Office Suite 1 (Lot 1) - 85 sqm commercial office
- ? Subject to a commercial lease expiring 30/11/2024
- ? Rental income of \$29,225 per year + GST
- ? Leased to Family Daycare Association Queensland
- ? Professional office fit out

Unit 1 (Lot 7) - 163 sqm first-floor

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