



1375 Logan Road, Mount Gravatt QLD 4122

100% Leased. Prime Freehold Retail Investment On 607sqm Land Area.

- * 3 Ground Floor Shops. Currently occupied by 2 tenancies.
- * Shop 1 & 2: Leased to Century 21 until 31/01/2025. Nil options. Rent: \$32,345.52 Gross per Annum + GST. 105sqm approx.
- * Shop 2: Leased to Burger PL8 until 30/6/2025. Nil options. Rent: \$21,799.92 Gross per Annum + GST. 55sqm approx.
- * Total Income: \$54,145.14 per annum Gross + GST.
- * Outgoings: Rates: \$7000 per annum. Urban Utilities: \$1122.36 per annum. Total: \$8122.36 Per Annum.
- * Total Building Area: 160sqm approx. Total Land Area: 607sqm.
- * Glass shop fronts to Century 21 tenancy & internal amenities/kitchen.
- * The seller has provided their clear instruction to Sell at Auction on 3rd of November 2022, 10am, LJH Commercial

Retail
FOR SALE

160sqm