



2/2-8 Spencer Road, Nerang QLD 4211

## Fantastic Positioning with Huge Exposure

Scott Wells & Justin Lowe from Ray White Commercial Gold Coast are pleased to present this prime positioned investment opportunity appealing to both investors or owner occupiers.

The property is situated on 245m<sup>2</sup>\* of land as has a lettable area of 193m<sup>2</sup>\* which is currently being operated as a sound studio and has had previous uses including a Red Rooster drive-thru.

The asset is located in a high exposure area, with convenient access being adjacent to the M1 motorway and across from My Centre Nerang.

Features of the property include:

? Site area: 245m<sup>2</sup>\*

? Currently on a period

Industrial

FOR SALE

Open to Offers

193sqm

# Ray White®

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