



**3/5 Gardner Close, Milton QLD 4064**

**7.5%\* RETURN - LEASED CITY FRINGE INVESTMENT**

Located in a quiet leafy location in Milton within walking distance to Park Road Cafe & Restaurant precinct, Milton Train Station & City Cat Terminals, Suncorp Stadium and much more is this modern, well presented corporate office investment.

- 810sqm\* single floor, level 2 office tenancy
- Leased to the Queensland division of nationally recognised Creation Homes who have just spent circa \$300,000 on their fit out
- \$254,922.56\*p.a. net income
- 3 year lease commenced 1/11/22 with further options
- \$91,102.00 security bond
- CPI rent reviews
- End of trip facilities
- Within two kilometers

Offices  
FOR SALE  
\$3,400,000  
810sqm

**Ray White**

**Jack Gwyn**  
0424807166  
jack.gwyn@raywhite.com

**Jared Doyle**  
0408160570  
jared.doyle@raywhite.com