



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

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Jared Doyle

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