



3/177 Government Road, Labrador QLD 4215

## PERFECT RETAIL OPPORTUNITY WITH MAIN ROAD EXPOSURE

GREAT LOCATION - Perfect opportunity for takeaway business, offices or retail store

- Food or Retail Opportunity
- Fully air conditioned with amenities
- Existing grease trap
- High flow traffic from Government Road
- 21 current site carparks + street front parking
- Outgoings \$145.56 + GST
- Next to well established Night Owl Convenience Service Station, Bottle Shop and Massage
- INCENTIVES on offer for the right tenant
- AVAILABLE NOW

Located in the heart of Labrador surrounded by a medium density residential area of over 18,000 permanent occupants. Government road is a major road linking r

Retail

FOR LEASE

\$45,000PA + Outgoings + GST

100sqm



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