



**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 carpark + 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



**Daniel Pirrone-Cook**

0438 008 267

daniel@spcommercial.com.au