



**3109/2994-2996 Logan Road, Underwood QLD 4119**

## TENANTED INVESTMENT IN CORPORATE OFFICE PARK

- ? Total area 110m2
- ? New 5-year lease commenced July 2023 with 2 x 5-year options
- ? Current net income \$33,000 PA Net + GST + Outgoings
- ? CPI annual increases
- ? Outgoings paid by tenant including Property Management fees.
- ? Outgoings - \$12,970.88 PA (Rates and Body Corporate)
- ? Ground floor office / retail space
- ? Generous entry showroom / reception area
- ? Large open plan office area with multiple data and power points
- ? Rear roller access for storage
- ? Onsite caf?
- ? Ample on-site parking including basement car parking
- ? Male & Female amenities
- ? Just minutes from maj

Offices  
FOR SALE  
\$625,000 (Going Concern)  
110sqm

**Ray White**

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