



*outline Indicative only



14 Ross Court, Cleveland QLD 4163

221sqm. Retail/Showroom/Consulting/Office. Invest/Occupy

LJH Commercial are pleased to present Lot 14 Ross Court, to the market for immediate sale.

- * Level 1: currently used for Yoga Studio.
- * 216sqm Total space.
- * 120 onsite car spaces for common use.
- * Multiple Suitable future uses, including office/consulting etc.
- * Lease in place until 31/12/2024.
- * Substantial growth in income. Well under market value lease rate.
- * Current Rental until 30/06/2023 is \$27,000 + GST
- * Rent from 1/7/2023 until 31/12/2024 \$30,000 + GST.
- * Outgoings: Body Corp \$1963 per Qrt, Rates & Water \$894 per Qrt.
- * Total Outgoings Per annum approx. \$11,428 per annum.
- * Deal to be done.
- * Contact Exclusive Age

Retail
FOR SALE

216sqm