



## 223 Lyons Street, Westcourt QLD 4870

### Prime location - price reduced

Tenanted investment located on Lyons Street just off coveted Mulgrave Road and opposite the ultra busy DFO shopping centre. Rezoned to Mixed Use, the original home has been remodeled to incorporate two separate commercial leases, still leaving adequate outside area plus a 5x9 metre shed with access from Earl Street. With leases in place you are already receiving a guaranteed income.

- ? Zoned: Mixed Use Zone Precinct 3
- ? Net lettable: 100sqm + 45sqm shed
- ? Land size: 405sqm\*
- ? Frontage: to Lyons Street: 16.0m\* to Earl Street: 25.2m\*

Savvy buyers will see the potential to land bank with this Lyons Street strip ultimately transforming into a soug

Retail  
FOR SALE  
\$497,000  
100sqm

Ray White

**Susan Doubleday**  
0408038380  
susan.doubleday@raywhite.com

**Helen Crossley**  
0412772882  
helen.crossley@raywhite.com