



## Shop 17 & 18/521 Beams Road, Carseldine QLD 4034

### Prime Investment. 100% Leased To Chemist Warehouse. Net Lease.

LJH Commercial are pleased to present Lots 17 & 18 Balcara Avenue (Corner Beams Road) Carseldine, to the market for immediate sale. Rarely do opportunities of this calibre appear on the market.

- \* Sellers have provided clear instruction to sell at Auction 10am, on the 5th October 2023, (unless sold prior).
- \* Front Corner position at Clock Corner, well established neighbourhood centre. ?
- \* Quality neighbourhood centre with abundance of main road exposure.
- \* Surrounded by substantial residential population and new developments.
- \* Footsteps to the train station.
- \* 80 onsite car spaces approx. Multiple site access points.
- \* Net Rental: \$62,790 per annum + GST.
- \* Outgoings: 100% payab

Retail  
FOR SALE

145sqm