



**30/50-56 Sanders Street, Upper Mount Gravatt QLD 4122**

## **Invest/Occupy. 195sqm Office + 24sqm Balcony + 7 Exclusive Car Spaces.**

LJH Commercial are pleased to present 30/50 Sanders Street, Upper Mount Gravatt, QLD to the market for immediate sale. This property presents opportunity for both the investor and owner occupier with short term tenancy currently in place.

- \* 195sqm Internal building area, plus 24sqm exclusive use balcony area. 2 Separate balconies.
- \* Eastern aspect with abundance of natural light,
- \* Quality complex with refurbished foyer, and abundance of carparking.
- \* 7 Exclusive Use basement car spaces onsite.
- \* Fully fitted office including Boardroom, meeting, reception, kitchen/breakout space open plan workstation area,

Offices  
FOR SALE

195sqm