



195 Queen Street, Ayr QLD 4807

## North Queensland Tenanted Investment

This freestanding, fully tenanted commercial investment property is located on the main street of Ayr, North Queensland.

The property boasts a high-profile corner position and is configured as two self-contained tenancies producing a net income of \$52,971 per annum + GST.

Key property features include:

- ? Land area: 1,213 sqm
- ? 2 self-contained tenancies with a total floor area of 426 sqm
- ? Tenancy 1: Busy Group (employment services)
- ? Tenancy 2: Star Liquor
- ? Long-term leases with

Retail  
FOR SALE

426sqm