



1/4 Guara Grove, Pimpama QLD 4209

## NEW CAFE TENANCY 91M2\*!

PIMPAMA BUSINESS HUB - 4 GUARA GROVE, PIMPAMA  
CAFE OPERATOR SECURED !

### Property Highlights:

- 91m2\* cafe tenancy within 13 Unit Business Hub
- Fully air-conditioned
- Amenities (toilet) included within tenancy
- Abundant on-site car parking for you and your clients.
- 3 phase power
- Dedicated service vehicle loading bay.
- Completion due April 2025
- Incentives on offer.

Retail

FOR SALE

\$744,000/\$40,928PA + Outgoings + GST\*\*

90.95sqm



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