



**3105/17 Commerce Drive, Browns Plains QLD 4118**

## HIGH EXPOSURE FOOD OUTLET - TENANTED INVESTMENT

- ? 60sqm Internal area
- ? 40sqm Additional undercover outdoor dining area
- ? Current Net income \$36,600 PA Net + GST + Outgoings
- ? Outgoings \$12,467 PA Approximately paid by the tenant.
- ? 18 months remaining on the current lease term
- ? Tenant has 1 x 3 year option
- ? Most of the fit out is owned by the landlord
- ? High foot traffic area
- ? Neighbouring tenants include The Coffee Club, Baskin & Robins and Subway
- ? Ample on-site parking at the rear with additional street parking.
- ? Fantastic site in the heart of Browns Plains shopping precinct

Retail  
 FOR SALE  
 \$620,000 Going Concern  
 100sqm

Browns Plains is locate

**Ray White.**

**Aldo Bevacqua**

0412784977

aldo.bevacqua@raywhite.com