



*outline indicative only



138 Bay Terrace, Wynnum QLD 4178

100% Leased. Prime Freehold Retail Investment On 405sqm Land Area.

- * Prime Freehold Investment, only 2 blocks from the Esplanade. Fully Leased. Currently 2 shops.
- * Shop 1: Leased to Twinkle Arts. Existing lease until 23/09/2024 (No option) Rent \$28,202.72 Gross Per Annum + GST. 70sqm Approx.
- * Shop 2: Leased to The Fairy Shop. Existing lease until 14/08/2026. Rent \$30,000 Gross Per Annum + GST. 70sqm Approx.
- * Total Income: \$58,202.72 Per Annum Gross + GST
- * Outgoings Approx: Rates \$5,317.40 Per Annum. Utilities \$1,344 Per Annum. Total \$6,661.40 Per Annum.
- * Extremely rare opportunity to purchase in tightly held Wynnum precinct.

Retail
 FOR SALE
 Offers To Purchase
 140sqm

Manoli Nicolas
 0400 082 170
 mnicolas@ljhbrisbane.com.au

Tasmin Colquhoun
 0450 827 646
 tcolquhoun@ljhbrisbane.com.au