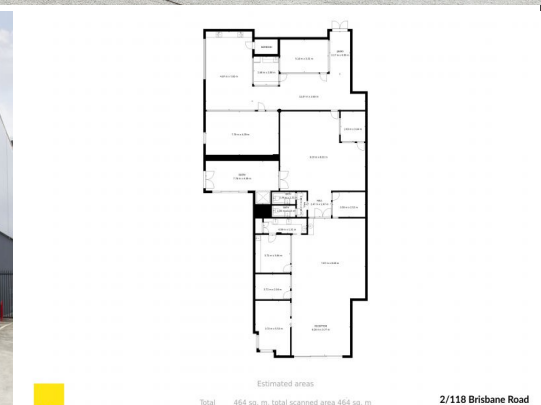




Outlines Indicative Only



2/118 Brisbane Road, Labrador QLD 4215

10 + 5 + 5 + 5 YR LEASE TO DENTAL LABORATORY

Jackson Rameau and Michael Willems from RWC Gold Coast are proud to introduce Lot 2/118 Brisbane Road, Labrador QLD. This exciting opportunity comprises a modern showroom/warehouse unit positioned in a prime business / retail precinct located on the southern side of Brisbane Road.

Key features of this outstanding opportunity include:

- ? Net Lettable Area: 513m² (433m²* of ground floor area = 81m²* of approved carport area)
- ? Net Income \$162,240* p.a. + GST + outgoings (100% of outgoings paid by tenant)
- ? 10 + 5 + 5 + 5 YR lease to a dental laboratory commenced 01.02.2022
- ? 4 points of access (front retail, 2 x high clearance warehouse roller shutters, and a pedestrian door from the

Healthcare

FOR SALE

Auction - Thursday 11th April 2024

433sqm

Ray White®

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