



**SOLD**

## PRICED TO SELL SHOWROOM/WAREHOUSE

\$480,000  
Tenanted until June 2021 + 5 year option  
Ideal investment property  
Rental \$35,550\* pa plus GST  
Outgoings per annum: Body Corporate \$4,760\*  
Rates: \$3,579\*  
Showing net return 6%

Located near Anderson Street, Manunda, this site offers commercial office or showroom shop frontage, commercial vehicle access, allocated parking and close to Cairns CBD.

- Unit 4, area of 344sqm
- Ground floor showroom with glass front
- Large kitchen & administration area
- Wheelchair access shower/toilet
- Open plan warehouse
- Industrial lighting
- high clearance roller door
- First floor office 38sqm\* with 2nd toilet
- Allocated car parking
- Offices are Air-Conditioned
- Showroom/Warehouse strata lot

\*approximate

For more information, or to arrange an inspection please contact Fiona Green today on 0428 875 804.

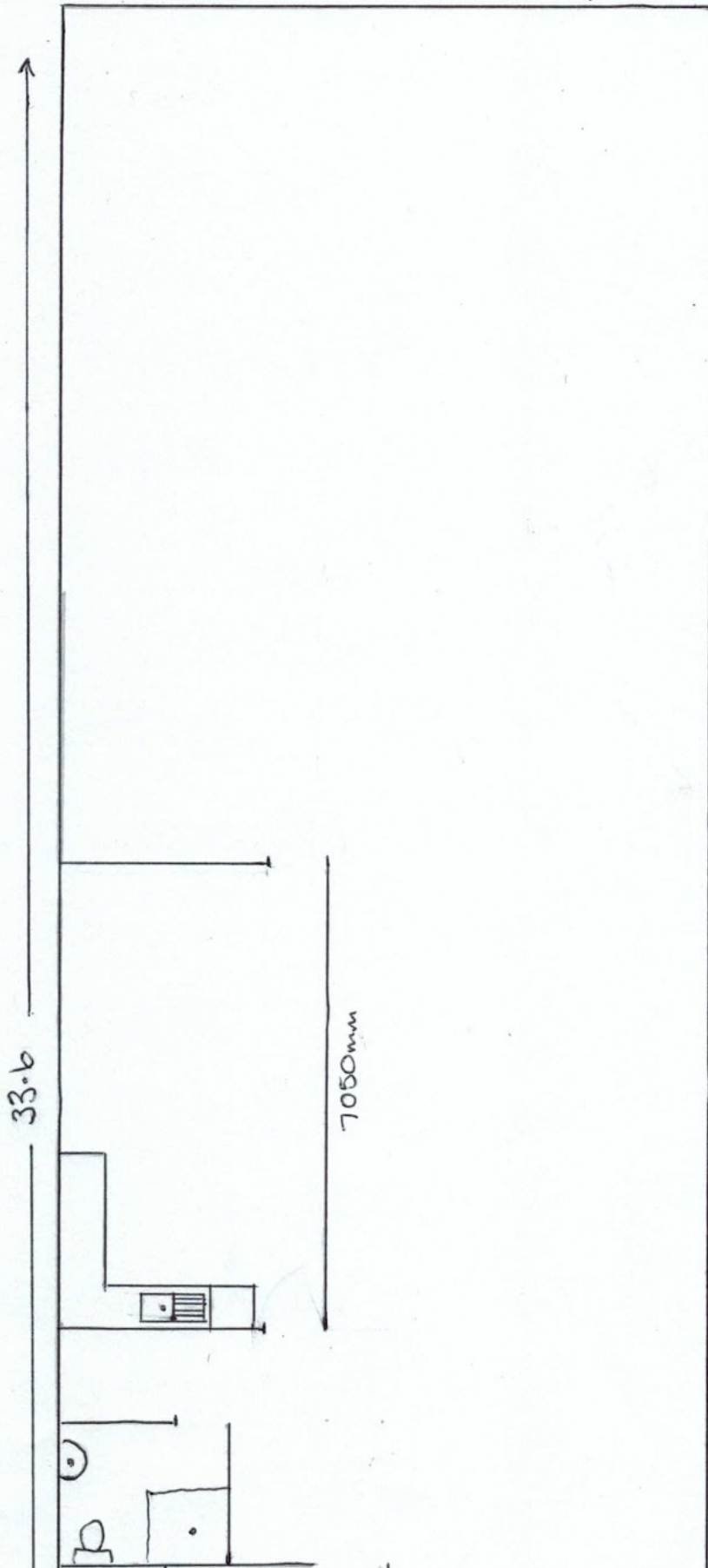
0 BED | 0 BATH | 0 CAR

PRICE:  
\$450,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.