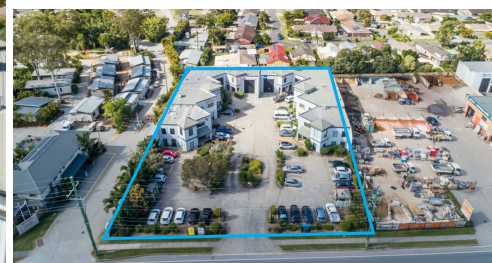


62-64 SIGANTO DRIVE HELENSVALE



FOR SALE

FREEHOLD "BUSINESS PARK"- \$413,092* PA NET

A solid and stylish commercial business complex, comprising of 14 tenancies on 2 land titles fronting the M1 Motorway. There is an exceptional rental record with a net annual income of approximately \$413,092* featuring:

- *2 land titles with a total area of 3,992m²*
- *14 commercial tenancies over 2 levels
- *Building area of approx 2,068m²*
- *Annual net income of approx \$413,092*
- *Net leases in place- tenants pay all outgoings
- *Impressive internal fit outs throughout
- *Strata title potential STCA
- *Over 50 on grade car parking spaces

The property is prominently located on Siganto Drive at Helensvale, fronting and exposed to the M1 Motorway. It is surrounded by national retailers and operators such as Good Guys, JB HI FI, Bunnings, Aldi, McDonalds, Hungry Jacks, Zarraffas and opposite world famous Gold Coast attractions Warner Brothers Movie World, Wet n Wild and Top Golf.

Servicing the business property needs of the rapidly expanding Northern Gold Coast, the tenancy mix is varied to include financial, property, IT, charity and medical sectors.

The large land parcel of 3,992m²* provides excellent allocated and customer car parking ratios in addition to low maintenance garden and landscaped areas.

This incredible investment opportunity ticks all the boxes; large land parcel in an excellent commercial location, high quality and low maintenance buildings with an exceptional tenancy profile providing significant annual income.

Contact exclusive marketing agents Adam Young or James Young for more information today.

0 BED | 0 BATH | 0 CAR

PRICE:

Offers to Purchase

OPEN FOR INSPECTION:

N/A



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