

1161 BOUNDARY ROAD WACOL



FOR SALE

PRIME CORNER INVESTMENT WITH DEVELOPMENT POTENTIAL

This prominent corner position is highly exposed to the major intersection of Boundary Road and Progress Road in the booming Wacol industrial precinct.

Located approximately 20 minutes from Brisbane CBD, and surrounded by blue chip companies, this thriving commercial location services the rapid expansion of South East Qld.

The property works as a stand alone investment with future redevelopment potential.

- *12,640m2 IN3 zoned- various development options
- * Income potential to circa \$400,000* per annum
- * Dual street access from Boundary Road and Progress Road
- * 2 existing buildings with a combined NLA of approx 3,240m2*
- * Huge undercover hardstand/loading bay of approx 800m2*
- * 3 phase power connected to the site along with gas storage

There are plenty of options:

- *Hold as a high yielding investment
- *Hold with income and develop in the future
- *Occupy
- *Develop now, or in stages
- *Or any combination of above...

The vendor has given us clear instructions and this incredible commercial opportunity absolutely must be SOLD!

Price guide- offers over \$5,000,000.

Disclaimer

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur (including but

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PRICE:

Offers Over \$5,000,000

OPEN FOR INSPECTION:

N/A



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