

35A MARGARET STREET SOUTHPORT



FOR SALE

FULLY LEASED FREEHOLD INVESTMENT- OFFERS OVER \$580,000!

An incredibly rare opportunity to buy a fully leased freehold commercial investment, located in Gold Coast's CBD suburb of Southport. The property consists of:

- 4 x commercial tenancies- all leased
- Freehold land parcel of 708m²
- Building area of approx 300m²
- All tenancies have roller door access and own amenities
- Annual income of approx \$44,040 per annum

The property boasts a high occupancy record and is very easy to lease when a vacancy arises.

Located just off Southport Nerang Road in a vibrant commercial precinct currently undergoing an impressive transformation, the property will offer a diverse range of future development opportunities.

A multi tenanted freehold commercial investment at this price point is very rare, not to mention it is located in the CBD suburb of Southport.

Act fast, this is one you do not want to miss! You may never get another freehold opportunity at this price point.

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 not limited property area, description and approvals). We disclaim and do not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained herein. Prospective purchasers should make their own enquiries and seek appropriate advice to verify the information contained herein.

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PRICE:

Offers over \$580,000

OPEN FOR INSPECTION:

N/A



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