

33 AND 35/46 CAVILL AVENUE, SURFERS PARADISE, QLD, 4217



**SOLD**

## TENANTED INVESTMENT- BUSTLING BUSINESS LOCATION!!!

Central Location, exceptional presentation and highly desirable tenants on long lease terms- stop searching! We are excited to offer the market two high yielding commercial opportunities as follows:

Lot 33

- \*Brand new 3 x 3 year lease to a media company, who have been a tenant for 17 years
  - \*Stylish glass partition fitout with beautiful southern aspect
  - \*145m<sup>2</sup> with 2 exclusive use secure basement car parking spaces
  - \*Annual nett income of approx \$35,047.99
- Only \$499,000

Lot 35

- \*5 year lease to Ticketmates Australia with option to 2028
  - \*Modern open plan office with an abundance of natural light
  - \*119m<sup>2</sup> with 2 exclusive use secure basement car parking spaces
  - \*Annual nett income of approx \$25,876.32
- Only \$399,000

46 Cavill Avenue, Surfers Paradise- "Cavill Park" is a 6 level commercial office building with a secure basement carpark. It is situated perfectly between Surfers Paradise Blvd and Gold Coast Hwy, benefits from an arcade style walk between Cavill Avenue and Beach Road, and is surrounded by world famous bars, restaurants, tourist attractions and retailers.

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

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 to 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,

0 BED | 0 BATH | 0 CAR

PRICE:  
\$380,000

OPEN FOR INSPECTION:  
N/A



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