

20 AND 21/46 CAVILL AVENUE SURFERS PARADISE



FOR SALE

INVEST, NEST OR BOTH IN CENTRAL SURFERS PARADISE

We are thrilled to present an exciting entry level commercial opportunity, right in the heart of Surfers Paradise. Two adjoining office suites available in one line, or for individual purchase:

Lot 20

- *Lease in place to an established tenant
- *Annual income of approx \$23,160*
- *2 year lease plus option
- *Excellent fitout; multiple offices, meeting room and reception
- *3 exclusive use car parks

Lots 21

- *56m2 in good condition- vacant possession
- *Comes partially furnished; desks, chairs and meeting table included
- *Available for immediate occupation
- *3 exclusive use car parks

The combined area of both lots is 112m2 with a massive 6 exclusive use car parks right in the middle of Surfers Paradise- a rare find for properties of this size!

There are a number of exciting possibilities; 1. The buyer could occupy one unit whilst benefiting from the strong income from the adjoining unit, or 2. Rent the vacant unit and have a multi-tenanted commercial holding, or 3. Potentially occupy one unit with room to expand their business into the neighbouring property in the future.

Alternatively, you could buy one of the units on an individual basis- the choice is yours!

Both suites are flooded with natural light, enjoying an easterly aspect overlooking the park.

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.

0 BED | 0 BATH | 0 CAR

PRICE:

\$249,500 each

OPEN FOR INSPECTION:

N/A



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