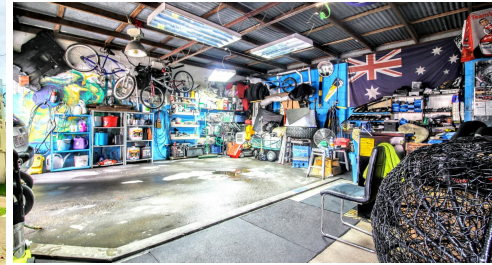
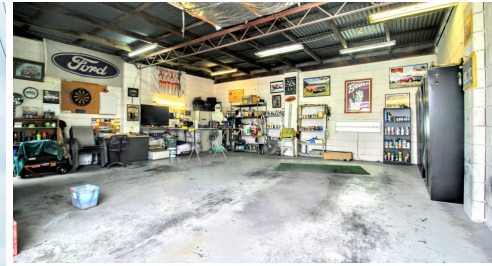


# 35 MARGARET STREET SOUTHPORT



## FOR SALE

### FREEHOLD FACTORY COMPLEX- ONLY \$600,000!

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- each occupied by a long term tenant
- Freehold land parcel of 506m<sup>2</sup>
- All tenancies have roller door access
- Annual income of approx \$43,800 per annum

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

The tenants are currently on periodic agreements, which can provide excellent versatility to the purchaser should you want to occupy, renovate or redevelop. Alternatively the existing tenants have indicated a desire to continue their tenure.

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.

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, contained herein. Prospective purchasers should make their own enquiries and seek appropriate advice to verify the information contained herein

0 BED | 0 BATH | 0 CAR

PRICE:  
\$600,000

OPEN FOR INSPECTION:  
N/A



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