

74 CURRUMBIN CREEK ROAD CURRUMBIN WATERS



**SOLD BY**  
ADAM YOUNG AND JAMES YOUNG



**FOR SALE**

## FREEHOLD, MAIN ROAD FIND IN CURRUMBIN

Situated in the vibrant and bustling commercial precinct of Currumbin and located on a busy main road, we are excited to present this freehold opportunity to the market.

The building has two defined areas, one being a large clear span warehouse with air conditioned offices, the other being a tiled and air conditioned showroom with a suspended ceiling. The total building area is 667m<sup>2</sup> perched on a 1012m<sup>2</sup> freehold land parcel. The property is a fully fenced and secure block, with ample car parking onsite.

The location lends itself to complete ease of access, with a quick trip to the M1, and major arterial roads in the surrounding area. 74 Currumbin Creek Road lies in close proximity to the Gold Coast Airport and the southern Gold Coast suburbs Currumbin, Palm Beach and Tugun. With massive exposure to Currumbin Creek Road, you can take advantage of a huge traffic count along this major Road.

The property has just recently had building improvements of a new roof, plus new windows throughout. This is a versatile freehold with several options and scenarios that present favourably to an investor or owner occupier alike.

Expressions of Interest closing Thursday the 18th March 2021, at 11am.

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.

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**PRICE:**

Expressions of Interest

**OPEN FOR INSPECTION:**

N/A



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