

5 COTTONWOOD PLACE, OXFENFORD, QLD, 4210



**SOLD BY**  
ADAM YOUNG AND JAMES YOUNG



**SOLD**

## MULTI TENANTED COMMERCIAL CENTRE- NORTHERN GROWTH CORRIDOR

We are delighted to present this incredible investment opportunity, 100% leased and occupied by tenants in essential industry segments servicing the rapidly expanding northern suburbs.

The property consists of a large flat land parcel of 4,568m<sup>2</sup>, with the highly desirable "Centre" zoning, and a 2 storey commercial building of approx. 1,774m<sup>2</sup>. Other features include:

- Strong annual rental income of approx. \$637,960
- 16 high quality tenancies with an exceptional tenancy record
- Diverse tenancy mix including retail, healthcare, education, employment and legal services
- 87 on-grade car parks
- Directly opposite strong trading Woolworths supermarket
- Bunnings, McDonalds, Aldi, Kmart, Woolworths, Caltex and Australia Post are all within 400 metres

With concrete construction, split system air-conditioners (no cooling tower) and no lift, the property is a highly efficient building to operate.

This is your chance to secure a strong performing modern freestanding multi-tenanted commercial centre in the Gold Coast's booming Northern Growth Corridor.

### DISCLAIMER

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:  
\$10,000,000

OPEN FOR INSPECTION:  
N/A



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