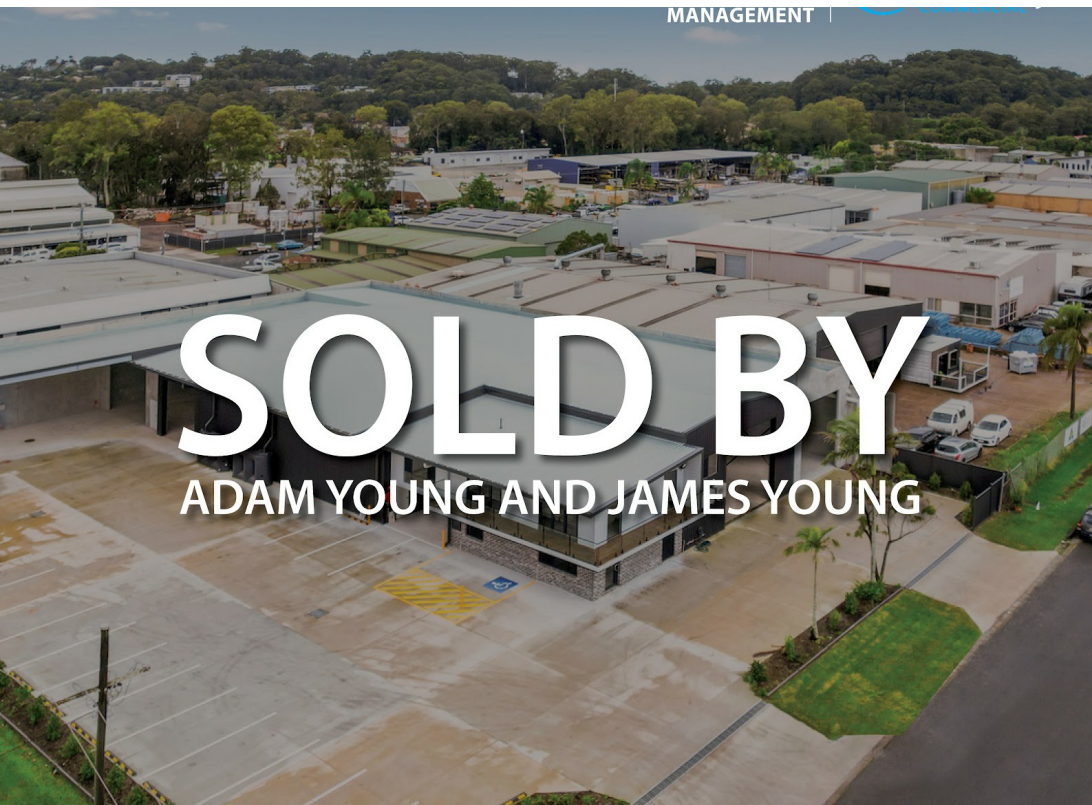


2 QUEENSBURY AVENUE, CURRUMBIN WATERS, QLD, 4223



**SOLD**

## FREEHOLD CORNER POSITION - PRIME INDUSTRIAL HOLDING

2 Queensbury Avenue, Currumbin Waters is a large freehold property comprising of 1,259m<sup>2</sup>\* building on a land parcel of 2,555m<sup>2</sup>\*

The building has been architecturally redesigned to be both visually stunning and highly functional.

Site features include:

- High exposure corner site with dual driveway access
- 21 onsite car parks plus a covered truck loading bay
- 4 commercial height roller doors
- Multiple pedestrian entry and exit points
- Existing gantry crane
- Immaculate air-conditioned offices
- Male and female amenities and shower facilities
- Easy M1 motorway access north and south bound
- Vacant possession - available for immediate occupation

This property would suit both owner occupiers or astute investors, with strong leasing demand in the area. We already have registered interest from potential tenants.

Ideally located, just a few hundred metres to the M1 with easy access to both north and southbound travel lanes. Also in close proximity are the Gold Coast International Airport, John Flynn Hospital and the booming residential suburbs of Currumbin, Tugun, Palm Beach and Burleigh.

High quality freehold commercial opportunities are rare, especially in the Southern Gold Coast suburbs, and this opportunity is not to be missed.

Our instructions are clear- this property absolutely must be sold!

Written offers to purchase are to be submitted by close of business on the 10th of June 2022.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$4,900,000

OPEN FOR INSPECTION:  
N/A



**James Young**  
**0417601987**  
j.young@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)