



SOLD

ATTENTION INVESTORS AND COMMERCIAL PROPERTY SEEKERS!

NP Property proudly presents another exceptional property
FOR SALE: 14/25-31 GRAFTON STREET, CAIRNS 'PENTAGON BUILDING'
Key Features: ▪ Central CBD Location ▪ Tenanted ground floor retail/office space totalling 51m² ▪ Excellent Street Front exposure ▪ Body Corporate fees \$3,318 per annum ▪ Rates \$1604 per annum ▪ Private Car Park ▪

Investment Highlights:

- Prime Location: Situated in the central hub of Cairns CBD, this property provides convenience and easy access. With a new university set to be located next door, there's significant potential for capital growth. Benefit from convenient proximity to shops, eateries, schools, and public transport making it an appealing option for potential tenants.
- Strong financial returns. Good tenant with lease until February 2025 with 1 x 3 option to renew.
- Low Maintenance: As part of a well-maintained complex, this property requires minimal upkeep. Let the Body Corporate take care of the day-to-day maintenance, allowing you to enjoy a hassle-free investment.

Invest with confidence and help secure your future with this exceptional property.
Contact NP Property today to arrange an inspection or discuss further details.

Agent: Trevor Gard
Phone: 0418 181 677
Email: sales@npproperty.com.au

0 BED | 0 BATH | 0 CAR

PRICE:
\$185,000

OPEN FOR INSPECTION:
N/A



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