



SOLD

HIGH YIELDING COMMERCIAL INVESTMENT PROMINENT HIGHWAY EXPOSURE

This is an excellent opportunity to add a Fully Leased Freehold Building to your property portfolio in a highly desired growth location with excellent main road exposure.

The developers have subdivided a large commercial allotment into 3 freehold parcels with access easements over parts of the property to allow access to the individual properties. Built on the 3 parcels is the Subject Property consisting of a Net Lettable Area of 708m² Retail/Commercial Building. The other 2 parcels are a Service Station and Car Wash Facility.

There 4 of the 5 shops in the complex which have now been fitted out to the tenants requirements. The fitted out shops have suspended tiled ceilings (heights are 3.5 metres in all 4 shops), LED lighting, cassette ceiling mounted air conditioning units, vinyl floor coverings (or polished concrete), plasterboard and painted internal walls and plumbing to suit. Both the F45 Gym and Hair Salon tenancies have their own internal toilet, with F45 also having a Male and Female separate shower.

Key Highlights:

- Total Gross Income: \$237,119.94 pa
- Land Area: 1859m²
- Net Lettable Area: 708m²
- All 5 shops have plumbing connected to a rear communal grease trap unit which increases the range of tenant uses available now and into the future.
- Medium to Long Term Leases
- 25 onsite parking for customers
- External Private Toilets for usage by other 3 tenancies
- Allocated Rubbish Refuse area
- Prominent exposure to the Bruce Highway
- 3 Street frontage with vehicular access off Thomson Rd, rear access off Collinson Street.
- Located adjacent to Service Station and Car Wash Facility
- Rear Access to each tenancy, with fenced outdoor privacy area.
- Easy access to Northern and Southern Suburbs
- 12 kms* from Cairns CBD
- Positioned in the fastest growing residential area of Cairns

0 BED | 0 BATH | 0 CAR

PRICE:
\$2,600,000

OPEN FOR INSPECTION:
N/A



Scott Green
0499283285
scottgreen@atrealty.com.au
www.atrealty.com.au