



**SOLD**

## CAPITALISE ON THIS IDEAL LOCATION WITH LOADS OF CARPARKS - DON'T MISS YOUR CHANCE!

Fiona Green from atRealty is pleased to present to the market this multi-tenanted commercial premises located at 42 McLeod Street Cairns City. Positioned in the highly sought-after Cairns City, this property offers the perfect balance of investment now and future owner-occupier if needed.

Located directly opposite Cairns Central Shopping Centre the property has excellent exposure, easy accessibility to major roads and public transport. The site is positioned to capitalise on its ideal location and the potential for whole site redevelopment in the future subject to Council Approval.

The property consists of ground floor retail and first level offices, a total of approximately 276m<sup>2</sup> under roof, on a 509m<sup>2</sup> block. The entire first floor is 150m<sup>2</sup> currently leased to a law firm. This tenancy has multiple offices, kitchen, bathroom and 2 separate toilets. Ground floor has two tenancies of approximately 63m<sup>2</sup> each.

### Features:

- 3 Quality long standing tenants
- Whole site redevelopment potential (STCA)
- Prime CBD location opposite Cairns Central Shopping Centre
- 8 car parks at rear
- Fenced and Secured Parking
- Highly visible property

And, let's not forget about the added convenience of 8 carparks, making this an attractive office complex for tenants, with an ease of commuting to work, appreciating the convenience of parking for free. No more wasting time circling the block or struggling to find a parking spot or paying for city parking. Being located opposite Cairns Centre Shopping Centre another added convenience of additional parking.

So don't hesitate, take the first step towards achieving your financial goals and make this

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,500,000

OPEN FOR INSPECTION:  
N/A



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