



# FOR SALE

## FULLY TENANTED COMMERCIAL BUILDING IN HIGH TRAFFIC CITY CENTRE

NP Property is proud to list this top tier office/retail building with rear parking directly opposite Cairns Central Shopping Centre on McLeod Street. Located in arguably North Queensland's premier business centre, this property offers solid long term returns for minimum hassle. The building accommodates 3 tenancies over 2 levels. Current tenants include hairdresser, travel agent and law firm on level one.

Located directly opposite Cairns Central, the region's largest shopping mall with 180 stores, this property is placed at the epicentre of retail activity. The strategic position ensures maximum foot traffic and visibility, with thousands of shoppers passing by daily. The tenancies benefit from the constant flow of locals and tourists exploring this vibrant commercial precinct.

Public transport links ensure easy access for customers from across the region.

### Summary

- Office and Retail
- Approx. 287m2 net lettable area
- 509m2 land
- Rear carpark with 8 car spaces
- Fully tenanted (3 leases)
- Opposite Cairns Central Shopping Centre

### Key features

- Prime CBD location
- Convenient onsite off-street parking at rear
- High exposure to vehicular and foot traffic and signage
- Zoned Principal Centre for commercial use

This well-maintained property presents superbly, offering solid returns and excellent short term growth potential.

Call Peter Mack on 0428 724 954 or Trevor Gard on 0418 181 677 or email [sales@npproperty.com.au](mailto:sales@npproperty.com.au) for more information.

0 BED | 0 BATH | 0 CAR

PRICE:

Contact agent

OPEN FOR INSPECTION:

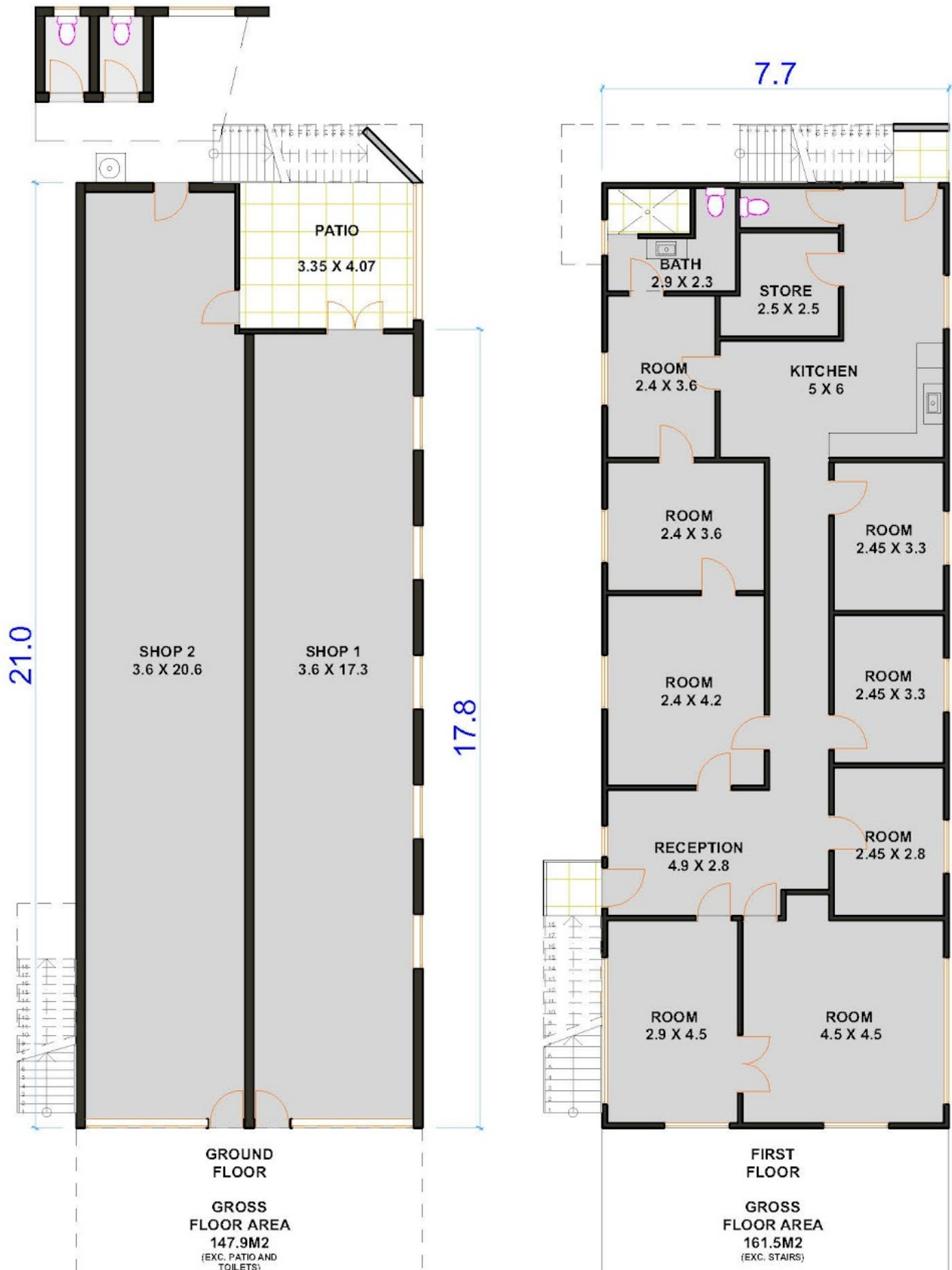
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.