



FOR LEASE

PRIME RETAIL SPACE ON BUSY SANDGATE ROAD. VERY AFFORDABLE RENT.

Step into a prime retail opportunity that puts your business at the heart of Albion's bustling commercial corridor. This 55 square metre retail space on Sandgate Road offers the perfect blend of visibility, accessibility and growth potential in one of Brisbane's most dynamic inner north-eastern suburbs.

Strategically positioned on Sandgate Road, one of Brisbane's major arterial roads, this commercial property ensures maximum exposure to the constant flow of traffic heading to and from the northern suburbs.

- Prime location on major Sandgate Road thoroughfare
- 55 square metres of retail space ready for your business vision
- Expansive 637 square metre land holding with development potential
- Excellent public transport connectivity via nearby Albion railway station

Albion's rich heritage and vibrant community atmosphere create the perfect backdrop for retail success. This historic suburb is home to the iconic Breakfast Creek Hotel, a French Renaissance landmark that has weathered Brisbane's floods since 1890, drawing visitors from across the city. The area pulses with activity from the Allan Border Field and Bupa National Cricket Centre, headquarters of Queensland Cricket, bringing sports enthusiasts and event-goers directly past your door.

The suburb's excellent transport links make it a magnet for customers from across Brisbane's north side. Albion railway station connects seamlessly to the Airport, Doomben, Caboolture, Shorncliffe and Sunshine Coast lines, while the major road network ensures easy vehicle access. Your customers will appreciate the convenience of reaching your business whether they're travelling by car or public transport.

- Heritage-rich suburb with strong community identity
- Close proximity to major sporting and entertainment venues
- Multiple railway line connections for maximum customer reach
- Strategic position between Windsor, Woolloowin, Ascot and Newstead

0 BED | 0 BATH | 0 CAR

PRICE:

\$2900 per month including GST

OPEN FOR INSPECTION:

N/A

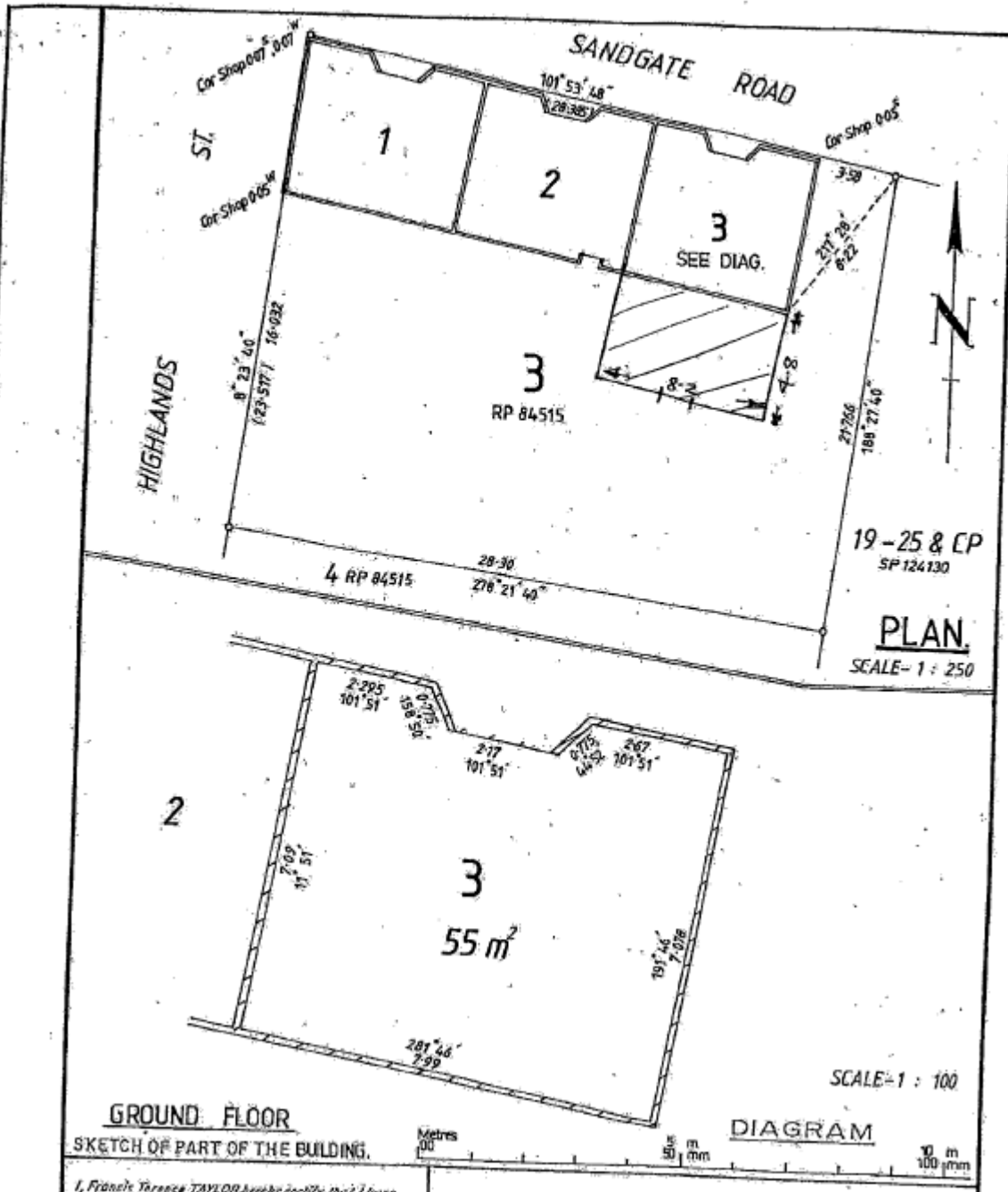


Gavin Roberts

0404965140

gavinroberts@atrealty.com.au

www.atrealty.com.au



L. Fianella Theresa TAYLOR hereby declares that I have

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.