



FOR SALE

COMMERCIAL / RETAIL STRATA OPPORTUNITY - FOR SALE MULGRAVE ROAD, WESTCOURT, CAIRNS QLD

A rare opportunity exists to acquire a well-positioned strata title commercial/retail premises situated on the prominent corner of Mulgrave Road and Aumuller Street, Westcourt, Cairns. The subject property forms part of Plaza 200, a well-established commercial complex, and offers prospective owner-occupiers or investors the chance to secure a quality business premises in one of Cairns' most accessible and high-traffic commercial precincts.

1. PROPERTY SNAPSHOT

Lot Area 197 m²
Zoning Commercial
Property Type Strata Title Commercial Lot
Primary Use Office / Retail Building
Complex Size ~1,604 m² (total)
Predicted Gross Rental \$64,000 – \$69,000 p.a. + GST
Unimproved Land Value \$228,000
Council Rates \$5,122.42 p.a.
Body Corporate Levies \$15,410.60 p.a.
Parking Extensive rooftop parking available

Contact Agent for Information Memorandum - scottgreen@atrealty.com.au or 0499 283 285

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are

0 BED | 0 BATH | 0 CAR

PRICE:
\$600,000

OPEN FOR INSPECTION:
N/A



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