



## FOR SALE

### ESPLANADE INVESTMENT WITH OVER 7% NETT RETURN!

This professionally presented commercial investment opportunity offers secure long-term income in one of North Queensland's premier waterfront locations. Situated at 2/99 Esplanade, Cairns, the property is leased to the well-known hospitality brand "Hello Harry – The Burger People" under a new 7 + 5 year lease, providing investors with strong tenancy security and reliable returns.

Positioned along the iconic Cairns Esplanade, the property benefits from exceptional exposure, strong pedestrian traffic, and ongoing demand from both locals and tourists. The modern, well-maintained premises present an attractive, low-maintenance investment with established trading history and immediate income from settlement.

An outstanding turnkey opportunity for investors seeking a quality commercial asset in a tightly held and highly desirable location.

For further information, contact Bruce Holmes on 0402 348 695.

0 BED | 0 BATH | 0 CAR

#### PRICE:

Offers over \$1,750,000

#### OPEN FOR INSPECTION:

N/A



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