

1/15 Carnaby St, Maroochydore, QLD 4558

\$895,000 plus GST (if applicable)

Office Suite



Invest and Occupy in Maroochydore CBD

LJ Hooker Commercial Sunshine Coast is pleased to present Suite 1A & 1B, 15 Carnaby Street, Maroochydore, a rare opportunity to secure two ground-floor office suites in the heart of the Maroochydore CBD fringe.

Open for Inspection

By Appointment.

One tenancy (Suite 1A - 65sqm*) is currently leased to Kip McGrath on a 3-year term, returning \$26,780* net p.a. after a recent market rent review. The second suite (Suite 1B - 110sqm*) is vacant and ready to occupy, offering a strategic opportunity for owner-occupiers or investors seeking to capitalise on rental upside.

Key Features:

- 175sqm* combined NLA across two suites
- Current net income: \$26,780* p.a.
- Suite 1B available for immediate occupation or lease
- Located just 500m from Sunshine Plaza and 1km to Cotton Tree
- 5 exclusive car parks (3 for 1A, 2 for 1B)
- Well-appointed internal layout, with ducted A/C, kitchenettes, bathrooms (DDA compliant), - and outdoor patio
- Principal Centre Zoning - high flexibility for future uses

Whether you're an investor seeking dual-income potential, or a business owner looking to part-occupy and collect income from day one, this is a flexible commercial opportunity in one of the Coast's fastest-growing commercial hubs.

To arrange an inspection, contact the exclusive marketing agents Reid Capp and David C Smith.

Listed By

Michael Stewart
Phone: (07) 5409 4888

Michael Stewart
Phone: (07) 5409 4888

