

1/15 Carnaby St, Maroochydore, QLD 4558

\$950,000 plus GST (if applicable)

Office Suite



Commercial Investment - Rental Guarantee on Offer

Positioned on the CBD fringe, this ground-floor strata office comprises two tenancies totaling 175sqm* and offers immediate holding income, a long-term lease to a national education tenant, plus a vendor rental guarantee to underpin the rear tenancy.

Open for Inspection

By Appointment.

Suite 1A (65sqm*) is leased to Kip McGrath returning \$26,780* net p.a., with CPI (min. 3%) annual reviews and a current term to July 2027 plus option.

Suite 1B (110sqm*) is vacant, providing flexibility for owner-occupiers or investors, supported by a \$50,000* first year rental guarantee covering rent and outgoings.

Key Features:

- 175sqm* total NLA across two ground-floor suites
- Net income: \$26,780* p.a. plus rental guarantee
- \$50,000* vendor rental guarantee in place
- Five exclusive car parks
- Ducted air-conditioning, kitchenettes, bathrooms and patio areas
- Principal Centre zoning ? flexible commercial uses
- Walking distance to Sunshine Plaza and Maroochydore CBD

This is a straightforward investment play with secure income, downside protection and clear leasing upside.

To arrange an inspection, please contact the exclusive marketing agents Reid Capp or David C Smith of LJ Hooker Commercial.

Listed By

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