

1/4 Olympic Cct, Southport, QLD 4215

Leased - \$20,000

Office Suite



## Prime & Central Location - Available Now - Direct Street Fro

Great and rare opportunity to lease this affordable approx 53m2 street level access property on popular and busy Olympic Circuit, Southport.

**Open for Inspection**

By Appointment.

Previously leased to a beautician/waxing tenant, this tenancy would be ideal for health and beauty style tenant as well as many other suitable options such as small business, caf, food prep, light industrial, workshop, storage, office etc, the choice is yours. (STCA)

Set on the ground level with plenty of natural light and windows, high signage and exposure from the street front of this prominent secure block of just 5 tenancies.

- Approx 53m2 internal + parking + large outdoor area
- 2 car spaces included with the property
- Small secure complex of just 5 tenancies
- Landlord looking for long term tenant
- Private bathroom with sink and separate toilet
- Air-conditioning, current set up has separate rooms
- Potential grease trap capabilities (STCA)
- Clean and tidy condition, high ceilings
- Ready to move into straight away

The current tenant mix includes a health studio, uniform embroidery, golf supplier/showroom and office. Great street exposure on Olympic Circuit and meters from Queen Street, Ferry Road Markets, Australia Fair, schools and the Light Rail.

The location is perfect for all businesses and storage with close proximity to Southport CBD, Smith Street Motorway and the M1. This is a unique opportunity to secure a prime factory or office in this small gated complex with on site customer parking.

For further information and to inspect contact the exclusive leasing agent:

Russell Ballington

### Listed By

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