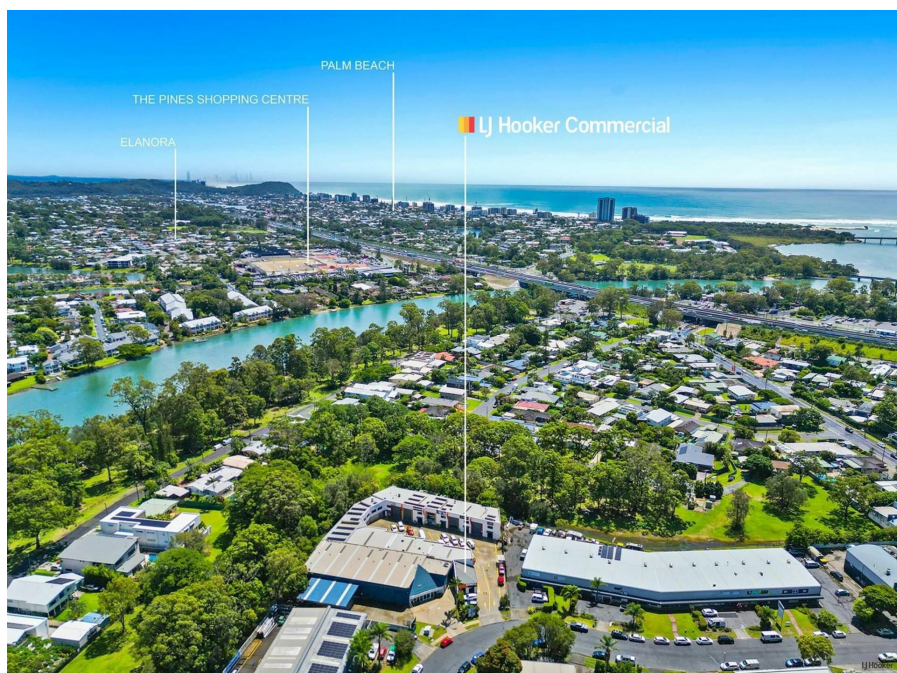


1/7 Traders Way, Currumbin Waters, QLD 4223

Sold - 24/07/2025

Office Suite



SOLD BY JASON WEST & LIBBY HEWSON

Why waste money renting when you have this rare opportunity to secure/invest in a unique commercial property in the heart of Currumbin.

Vacant and ready to move into this unit has a trendy industrial style fit out that blends into the local surrounds and offers high exposure street frontage. Currently set up as an office but could easily be converted to suit your own requirements and would suit a variety of business types.

- 60sqm ground floor comprising a reception, meeting room, office space, kitchenette and bathroom.
- Approx. 20sqm mezzanine with separate bathroom, office space & storage
- Air conditioning and excellent condition throughout
- Three exclusive car spaces and good off-street parking options
- Zoned low impact
- Well, maintained complex, freshly painted with 14 units including surfboard retailer, music studio, accountancy firm amongst others and strong sinking fund.

This industrial pocket is very sought after, close to numerous cafes and home to Balter Brewery, The Warehouses, & lots of successful small & large businesses.

GCCC General Rates - \$1877.62 (01/01/25 ? 30/6/25) GCCC Water Rates - \$271.08 (17/9/24 ? 21/12/24) Body Corporate Rates - \$770.00 (01/03/25 ? 31/8/25)

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the

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