

12-20 Toogood Rd, Woree, QLD 4868

\$495,000

Office Suite



SECURE A SMART INVESTMENT WITH A LEASE IN PLACE - THIS PROPE

Owner occupier or investment opportunity within one of Cairns leading commercial office complex The Woree Business Centre. 6.5km south of the CBD, this modern and spacious first-floor office suite.

Commercial Hub Includes:

- * IGA
- * Liquor land
- * QML Pathology

Property Description:

- * First Floor Office Suite offers 132sqm
- * Board Room/ Office 22sqm approx.
- * Four individual offices
- * Full size Kitchen Area
- * Exclusive Storage of 17sqm
- * Dual Entry Access
- * Car parking allocated for 3 cars plus multiple parking for visitors in complex
- * Complex has a Solar System and new Roof recently installed
- * Currently achieving \$4,622.50 per month with lease in place till 30.06.2026
- * Stockland Shopping Centre close by
- * 10-minute drive to Cairns City

Rates approximately \$1,193.45 half yearly

Body Corporate Fees approximately \$5,412.77 per quarter

Contact Juliet Harper today!

Open for Inspection

By Appointment.

Listed By

Des Moller

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