

13/3049 Surfers Paradise Boulevard , Surfers Paradise, QLD  
4217

\$425,000

Office Suite



## Prime Position on Surfers Paradise Boulevard

Don't miss this excellent opportunity to secure a well-positioned commercial property at the base of Paradise Towers on Surfers Paradise Boulevard.

Shop 13 is currently leased to an established nail salon/barbershop, providing an immediate income stream. Ideally positioned in the heart of Surfers Paradise, the property benefits from strong surrounding residential, tourism, retail and hospitality activity, making this an attractive addition to any commercial portfolio.

The existing fit-out provides a ready-to-go opportunity for the current use, while the location offers flexibility for a range of retail and service-based businesses.

### Property Features:

- Currently Leased at \$29,120 p.a. including GST
- Lease in place until 10th February 2029
- Established nail salon/barbershop tenant
- Positioned at the base of Paradise Towers
- Prominent Surfers Paradise Boulevard location
- Strong surrounding residential and tourism presence
- Ideal investment opportunity
- Rates \$1,840.87 Per half year approx.
- Water \$335.27 approx.
- Body Corporate \$2,205.18 per quarter approx.
- Plus 4 instalments of special levies of \$1,456.58 each 1 has been paid, 3 remaining

A great opportunity to secure a commercial asset with an existing tenant and income stream in one of the Gold Coast's most tightly held locations.

### Open for Inspection

By Appointment.

### Listed By

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