

**14 & 15/19 Benabrow Ave, Bellara, QLD 4507**

**Sold - 8/05/2024**

Retail Shop



## RARE FIND IN THE HEART OF BRIBIE ISLAND

LJ Hooker Bribie Island is pleased to present lots 14 and 15 /16 Benabrow Avenue, Bellara QLD.

Situated in the exclusive Bellara shopping precinct, this multiple-office space is surrounded by a comprehensive range of many different services. Here lies an opportunity for an owner occupier or savvy investor, whilst also presenting excellent exposure and convenience for, medical, business or office requirements. With easy access to major transport links and ample parking options, your clients and employees will appreciate the accessibility of this prime location.

- Combined 199sqm\* Office space ( Lot 14 is 53m2) ( Lot 15 is 146m2)
- Offices on separate titles
- Currently returning \$83,877 pa inclusive of GST( 6.5% net return)
- Both lots leased to 1 tenant. Lease expires September 2025
- Equipped with a kitchenette, 2 restrooms- one customer toilet and one staff toilet, fully airconditioned
- Plenty of car parking within the complex
- Rapidly gentrifying area assuring future growth
- Central Bribie Island location - easy access to the bridge

Located within a highly desirable area of Bribie Island, just minutes from the Bribie Island bridge, on a busy intersection.

For further information or to arrange an inspection contact your exclusive LJ Hooker Bribie Island Commercial agents.

**Open for Inspection**

By Appointment.

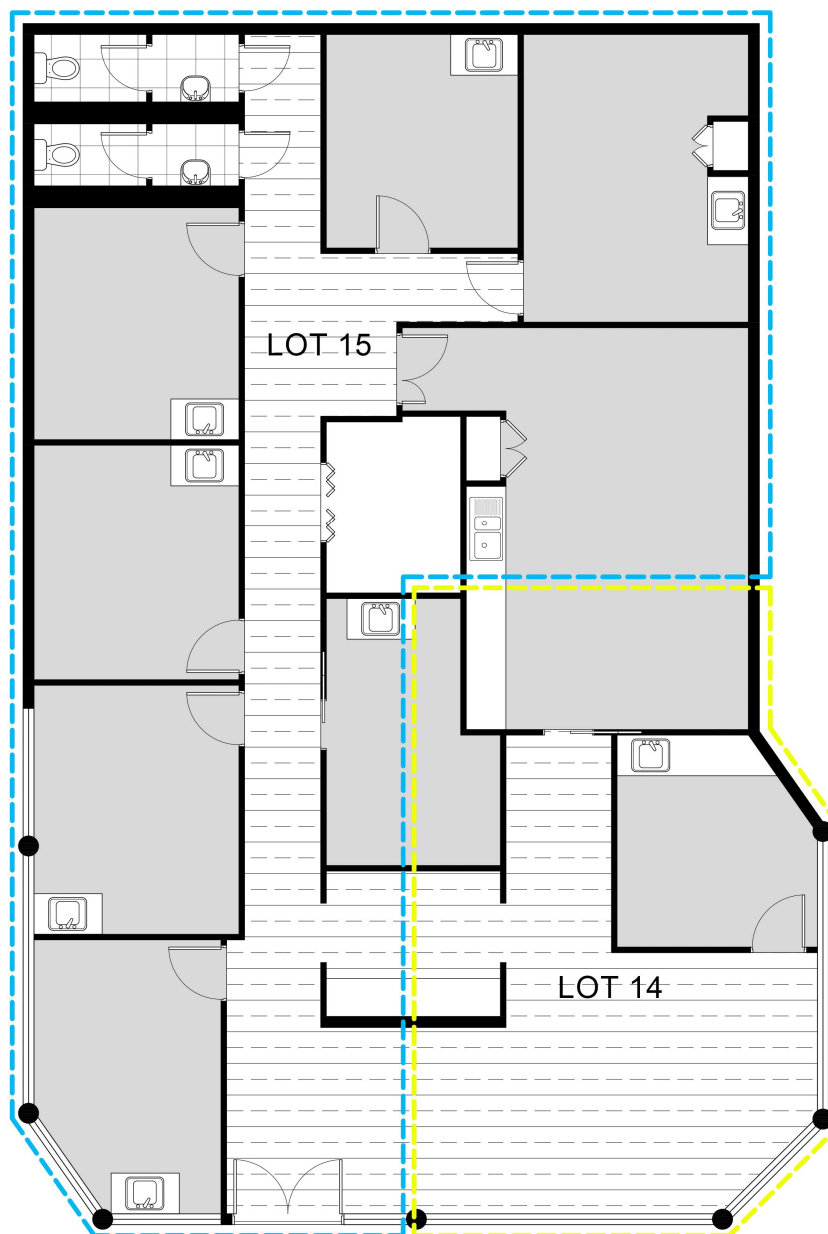
### Listed By

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## Floorplan



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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