

17/2-4 Ocean St, Maroochydore, QLD 4558

Under Contract

Office Suite



## For sale or lease at \$24,000p.a plus Outgoings plus GST

LJ Hooker Commercial Sunshine Coast is proud to present Tenancy 17, 2-4 Ocean Street, Maroochydore. Positioned in the heart of Ocean Street's bustling entertainment and commercial precinct, this well-presented space offers excellent exposure and accessibility.

### Open for Inspection

By Appointment.

Located moments from the new Maroochydore CBD and a short walk to the Sunshine Plaza, this tenancy benefits from proximity to cafés, restaurants, public transport and major parking facilities.

#### Property Highlights:

- 64sqm tenancy\* with flexible layout
- Affordable parking available less than 1-minute walk away - only \$112.20/month per bay
- Suitable for office, retail or allied health/medical (STCA)
- Reception area, partitioned offices, kitchenette and storage
- Excellent natural light and street presence
- Located in a vibrant and high-foot-traffic area
- Walking distance to major amenities
- Surrounded by established businesses and dining destinations

Contact David C. Smith or Reid Capp from LJ Hooker Commercial Sunshine Coast to arrange an inspection or request further information.

#### Listed By

Michael Stewart  
Phone: (07) 5409 4888

Michael Stewart  
Phone: (07) 5409 4888

