

2/19 First Ave, Mooloolaba, QLD 4557

Under Contract

Office Suite



## Prominent Office/Retail Space with Strong Street Exposure

Positioned directly alongside ParknGo Mooloolaba Central, this property benefits from strong exposure to both visitors and locals. With the newly opened Avani Mooloolaba Beach Hotel also nearby, the tenancy is well placed to capture consistent vehicle and pedestrian traffic in one of Mooloolaba's busiest commercial pockets.

The tenancy provides flexibility for a range of office, retail or service-based uses, with water connection available if required, subject to commercial terms.

Key features include:

- 36sqm\* floor area
- One exclusive-use car parking bay
- Flexible open-plan layout
- Excellent natural light throughout
- Suitable for office, retail or service-based uses
- Water connection available if required, subject to commercial terms

For further information or to arrange an inspection, please contact marketing agent Reid Capp from LJ Hooker Commercial Sunshine Coast.

\*Approx.

**Open for Inspection**

By Appointment.

### Listed By

Michael Stewart

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