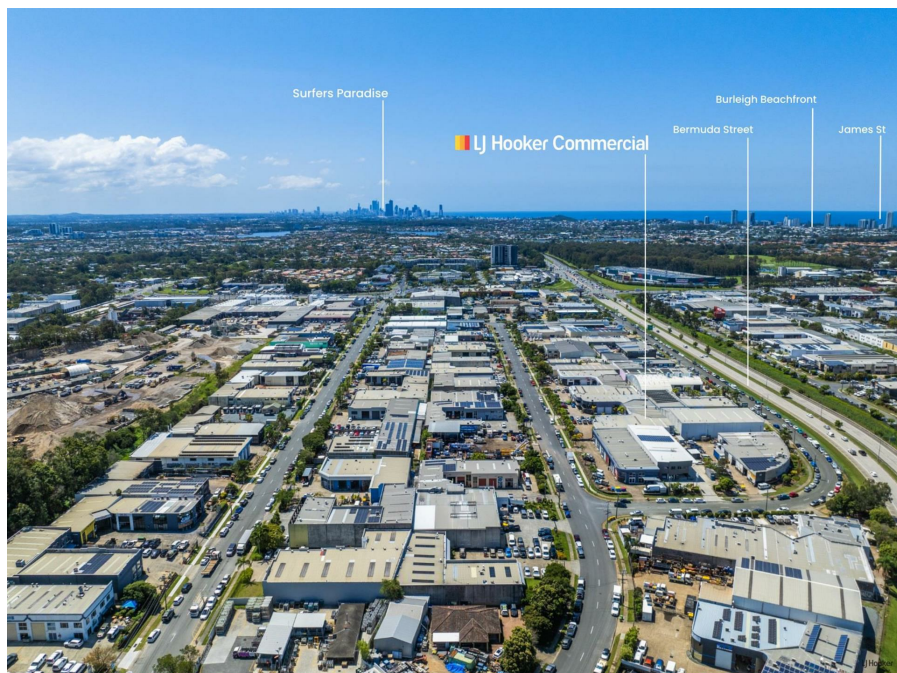


3/20 Hutchinson St, Burleigh Heads, QLD 4220

Sold - 8/08/2025

Warehouse



Secure Investment Opportunity in Prime Burleigh Heads Locati

LJ Hooker Commercial Southern Gold Coast is pleased to present 3/20 Hutchinson Street, Burleigh Heads?a rare opportunity to acquire a quality industrial asset in one of the Gold Coast's most tightly held precincts.

Open for Inspection

By Appointment.

Offered to the market for the first time in 19 years, this well-appointed industrial unit is leased to a long-standing tenant on a brand-new 3-year lease with a further 3-year option. The property generates a secure net income of \$50,400* + GST + Outgoings, with the tenant responsible for all outgoings.

Featuring a functional layout, the property includes a high-clearance roller door, 3-phase power, air-conditioned workshop, and a separate air-conditioned office with its own private entry. A well-designed mezzanine offers additional storage or office space, and the insulated roof, excellent natural light, and rear courtyard further enhance the usability of the space.

Property Features:

- 180sqm* ground floor area plus 150sqm* mezzanine
- Long-standing tenant in place
- High roller door with easy vehicle access
- 3-phase power
- Air-conditioned throughout (including separate office)
- Insulated roof & ample natural light
- Rear courtyard
- Bathroom amenities

This is a fantastic chance to secure a low-maintenance investment in a tightly held industrial hub, with strong tenant retention and long-term upside. Contact Tara Imlach on 0452 418 343 or Beau Cater 0415 131 494

*Approx.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and

Listed By

The Office
Phone: (07) 5534 4033

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