

5/113 Poinciana Ave, Tewantin, QLD 4565

Offers above \$425,000

Retail Shop



Entry Level Tenanted Investment in Noosa Region

LJ Hooker Commercial are pleased to present Lot 5, 113 Poinciana Avenue Tewantin to the market. A fantastic opportunity to secure a fully tenanted investment in a highly sought-after Noosa region location.

Features:

- 95sqm* lot area comprising two tenancies
- 100% occupied with lease expiries out to 2027
- Nett leases with usual Outgoings recoverable
- 4% fixed annual reviews
- Nett Income of \$26,596* per annum plus GST
- Sinking fund levies offset by income from common property lease to Optus

Tewantin continues to perform as one of the Sunshine Coast's most tightly held retail and commercial markets supported by strong local demand and limited supply. Lot 5, 11 Poinciana Avenue is a rare opportunity to secure a low maintenance passive investment within a thriving Sunshine Coast growth corridor.

For further information, contact the exclusive marketing agents Justin Eastwell of LJ Hooker Commercial.

* Approx.

Open for Inspection

By Appointment.

Listed By

Michael Stewart

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