

95 Landsborough Ave, Scarborough, QLD 4020

\$1.85m

Office Suite



LOCATION LOCATION LOCATION

First time in 30 years has this boutique complex of 3 shops been offered to the market. You are located right in the heart of Scarborough.

The location is amazing and the foot traffic is constant. This makes for a perfect long term asset for a super fund

All current tenants would love to stay as all businesses are thriving and they would all love to stay and willing to sign long leases. The opportunity is also available for someone to occupy part or the whole premises.

You have 4 car spaces at the rear of the building .

Please call Maddie for all further information.

Building details as follows:

- Built in 1986
 - Shop 1 returning \$26,400
 - Shop 2 \$19, 800.00
 - Whole Top Floor with magic water views returning \$39,600 p.a
- Giving a current total rental return of \$85,800.00 p.a

Annual Fees & Rates:

- Water Rates \$1,383
- Council Rates \$7,257
- Insurance \$2,542

Listed By

Maddie Dolan

Phone: (07) 3880 0033

Mobile: 0414 738 814

Open for Inspection

By Appointment.

