


### 3/4 Swan Lane, Mudgeeraba, QLD 4213

offers considered

Other 1 



### Retail/office space central Mudgeeraba

4 Swan Lane sits comfortably within Mudgeeraba's heritage theme being an attractive Australiana design, located right in the centre of Mudgeeraba Village.

**Open for Inspection**

By Appointment.

With three separate tenancies, Shop 3 (125 m2) is now available to lease. Shop 1 is occupied by a real estate agent, Shop 2, a barber and Shop 3, could be split and occupied by a couple of businesses if needed with shared kitchen and toilet etc, if required as has 2 entrances.

Will you be the new Shop 3 business?

The current floorplan offers a 125 m2 space which includes:

- \* Glass fronted reception or front of store display area
- \* Two separate management offices
- \* General workspace
- \* Generous separate area currently used for inventory/storage
- \* Kitchen
- \* Bathroom
- \* Split system air-conditioning through-out
- \* Secure side/service door
- \* NBN available
- \* 2 rooftop carparks (possibly a third, negotiable) which is accessible 24/7
- \* Good direct street access for clients and deliveries

The rent can be negotiated and would include outgoings (doesn't include electricity, internet etc). Lease term on application. All offers considered.

The location offers great visibility with a generous glass window frontage to the street and facing the entrance/exit from the busy Mudgeeraba Marketplace Shopping Centre (including Woolworths), just across the road.

The space is suitable for retail and professional services. Signage is very prominent with a large space allocated for building signage (at tenant's cost) which is

### Listed By

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