



# Commercial



## 727 Stanley and 3 Reid Street WOOLLOONGABBA QLD

Elders Commercial Brisbane and Ray White are pleased to present to the market 727 Stanley Street & 3 - 5 Reid Street Woolloongabba.

This elevated, multi tenanted investment over 2 separate buildings boasts a net return of circa \$419,000 per annum with potential to substantially increase return due to the rental at 3-5 Reid Street believed to be below market levels.

The combined building area of approx. 1,555m<sup>2</sup> is spread across 10 separate tenancies and is complemented by excellent on-site car parking provisions. The existing improvements provide flexibility for Owner Occupiers to occupy areas from 51m<sup>2</sup> to 209m<sup>2</sup>, whilst collecting strong

<b>Type</b>	: Offices
<b>Price</b>	: \$ 5,680,000
<b>Building Size</b>	: 1555 sqm
<b>Land Size</b>	: 1955 sqm
<b>View</b>	: <a href="https://www.elderscommercialbrisbane.net.au/3223265">https://www.elderscommercialbrisbane.net.au/3223265</a>



**Clinton Mallan**  
**(07) 3252 4999**

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