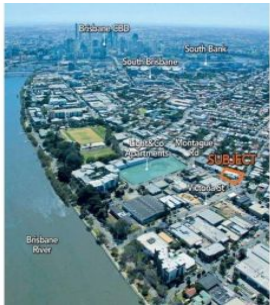




# Commercial



### 338 Montague Road WEST END QLD

Elders Commercial is pleased to present to the market this rarely offered West End opportunity, ideal for developers or owner occupiers. Key features include:

- \* 1669sqm corner land parcel with development potential
- \* Favourable MU3 Mixed Use zoning
- \* Huge exposure with two street access
- \* High quality 632sqm office building with parking for 21 vehicles
- \* Modern building with existing fit out

With a serious vendor keen to sell, do not hesitate to contact Elders Commercial for further information or to inspect.

**Type** : Offices  
**Price** : \$ 4,350,000  
**Building Size** : 632 sqm  
**View** : <https://www.elderscommercialbrisbane.net.au/3223360>



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