



Commercial



For Sale

1/10 Thomas Street, WEST END

Unit	Area (Square	Buy \$/Square	Price	Nett/Gross	Availability
	296	-	-	-	-

All figures are exclusive of GST.

Location Description:

ELDERS Commercial are proud to present to the market this fully leased investment opportunity in the heart of West End. The opportunity consists of the full ground floor of a 3 level development.

The tenancy has just undergone an extensive refurbishment and is fully leased to Pathways to Resilience, a solid long standing West End non for profit organisation on a new 5 year lease. Further features include:

- 296m2 Tenancy (226m2 internal, 70m2 Courtyard)
- Can be split and has separate power.
- Returning \$61,472.20 + GST per/annum Net.
- 4 car parks on title.
- Property has direct access to Boundary Street.
- Multiple amenities and on-site shower.
- Disabled access and amenities.
- This property has access and use of rooftop entertainment deck.
- Perfect SMSF play.

Located in the heart of the West End Business hub and coupled with a solid tenant on a new 5 year lease with 2 x 3 year options, this is the perfect addition to the investment portfolio. THESE RENT RATES HAVE NOT BEEN PUMPED UP, if anything, they are below market. For more information on this excellent opportunity or to request an IM, contact the EXCLUSIVE ELDERS Commercial agents.

Buy Review

--

Outgoings:

--

Elders Commercial Brisbane | 14 Gibbon Street, Woolloongabba QLD 4102 | P: 3252 4999 | F: 3257 775

The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information. Areas subject to survey and consequently annual rentals may differ.