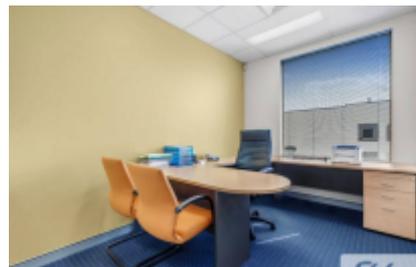




# Commercial



## For Sale

## 20/43 Lang Parade, MILTON

Unit	Area (Square	Buy \$/Square	Price	Nett/Gross	Availability
	247	-	-	-	-

All figures are exclusive of GST.

### Location Description:

Elders Commercial are pleased to present this versatile FULLY LEASED INVESTMENT opportunity to the market for SALE. The subject property offers a partially freestanding unit in the highly sought after Milton Village. The property is backed by a strong covenant to national well established Tint a Car with a remaining 3.2 year WALE. Other features of the property include:

- 247m2\* of net lettable area in current use for warehousing/office
- Four (4) car parks exclusive with ample visitor opportunities
- Solid NATIONAL tenant with over 150 stores worldwide and 46 years of operation
- Returning \$70,557.73 NET + GST PA
- Six (6) meter clearance with Roller shutter door
- Great Amenities with kitchen/bathroom's over both levels
- Surrounded by numerous cafes and restaurants
- Located within 200m of the thriving Park Road precinct
- Close proximity to a range of public transport modes, including Bicentennial Bikeway

The features of this outstanding property with a great mixture of warehouse/office have always made this property highly desirable to an array of tenants leading to an extraordinary period over the past 10 years.

For more information or to organise an inspection, please don't hesitate to contact your Exclusive Marketing Elders agents today!

### Buy Review

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### Outgoings:

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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.