



# Commercial



## For Sale

## 185 Kelvin Grove Road, KELVIN GROVE

Unit	Area (Square)	Buy \$/Square	Price	Nett/Gross	Availability
	796	-	-	-	-

All figures are exclusive of GST.

### Location Description:

Elders Commercial Brisbane is pleased to present to the market for sale via negotiation, 185 Kelvin Grove Road, Kelvin Grove. This versatile property easily accommodates for a multitude of retail / office / consulting users. Presenting well, the property offers 796m2 floor area over three levels on a 486m2 NC Neighbourhood Centre land parcel. Key features of the property include:

- 486m2 land parcel with dual street access
- 796m2 floor area situated over 3 levels
- 576m2 of Office / Retail / Consulting space
- 166m2 additional basement / storage area
- 35m2 additional rooftop area + 27m2 balcony on each level
- Strong car parking onsite for up to 10 cars parked correctly
- Ease of access to public transport nodes & major thoroughfares
- Prime Location next to Kelvin Grove Urban Village/QUT Kelvin Grove
- Exceptional Exposure and Signage Potential
- Suit Investors, Owner Occupiers & Developers!

This opportunity is unrivalled in the market place and we encourage all Owner Occupiers/Investors/Developers to seriously consider this astute purchase.

For a detailed information memorandum or to organise an inspection, please don't hesitate to contact your EXCLUSIVE 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.