



Commercial



For Sale

3 Windsor Road, RED HILL

Unit	Area (Square	Buy \$/Square	Price	Nett/Gross	Availability
	250	-	-	-	-

All figures are exclusive of GST.

Location Description:

UNBEATABLE FREESTANDING RED HILL ASSET WITH MAJOR STREET PRESENCE!

Elders Commercial are pleased to present to the market for SALE this unrivalled inner city freestanding opportunity! The property features a converted residential to commercial dwelling providing an astute purchase for all Owner Occupiers & Investors looking to secure a highly versatile freestanding asset with outstanding exposure! The property offers a highly functional configuration located over two (2) levels suiting Office / Retail / Showroom uses. Further features include:

- 250m²* total NLA across two levels (approx)
- 309m² Land Parcel with dual street access
- Approximately four (4) car parks at the rear with the ability to accommodate up to 8 cars in a secure arrangement
- Configured with up to six offices, showroom/shopfront, full kitchen & two bathroom amenities with shower facilities
- Large open plan space with high ceilings & additional storage on the ground level
- Opportunity to partially occupy and lease out the remaining space
- Great exposure fronting the busy Windsor & Musgrave Road intersection
- 20m to public transport & approx 2km from CBD

This is a genuine and rare opportunity for all owner occupiers / investors / developers looking for a flexible freestanding asset within an extremely tightly held pocket of inner city Brisbane.

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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.