



# Commercial



## For Sale

## 15 Harries Road, COORPAROO

Unit	Area (Square	Buy \$/Square	Price	Nett/Gross	Availability
	559	-	-	-	-

All figures are exclusive of GST.

### Location Description:

Elders Commercial are pleased to present to the market for sale this unique freestander opportunity. Located on the corner of Holdsworth Street and Harries Road, this property has quick easy access to Old Cleveland and Cavendish Road. The property is approx. 750 metres away from the Coorparoo train station and next to Coorparoo Square.

This unique high quality commercial building is located in the burgeoning Coorparoo business precinct. WOOLWORTHS sits on the adjacent corner with the COLES complex sitting on the opposite adjacent corner. The first level consists of a fully fitted out 401m2 office while the 158m2 ground level has already been split in 2 separate tenancies with separate power and air-con units, this presents a great diversity of tenancy options.

Key features include:

- 559m2 of lettable over 2 levels.
- 604m2 Land Parcel
- QPP-DC2 - DISTRICT CENTRE ZONE
- 8+ secure, undercover car parks.
- Disabled toilet and shower.
- Functional existing fit-out
- 10 minutes drive to CBD.

This is a fantastic opportunity to secure a Coorparoo Landmark property. Give the Elders Commercial Agents a call today for a comprehensive IM or to arrange an inspection.

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