



Commercial



For Sale

188 Abbotsford Rd, BOWEN HILLS

Unit	Area (Square)	Buy \$/Square	Price	Nett/Gross	Availability
	375	-	61875	-	-

All figures are exclusive of GST.

Location Description:

Elders Commercial Brisbane are pleased to present to the market for sale/lease an exciting inner city opportunity at Bowen Hills. 188 Abbotsford Road offers 375m²* of warehouse with a small office component positioned on a 410m² Light Industry land parcel. This property is zoned Light Industry and is well positioned along the Abbotsford road commercial precinct surrounded by Blue Chip tenants including Coats Hire, National Storage, Jax Quick Fit and Goodyear Auto Care. Boasting circa 12 meters of unobstructed Abbotsford Road frontage this asset has prime exposure and unrivalled signage potential.

Further features of the property include:

- Property underwent MASSIVE refurbishment circa six (6) years ago
- 375m²* warehouse with a small office component
- Highly exposed 410m² land parcel
- Exceptional signage opportunities onto Abbotsford Road
- Two (2) car parks onsite
- Zoned Light Industry
- Circa 50,000 cars passing daily!
- Easy access to the CBD, major arterial roads, the ICB & tunnels
- Close proximity to bus services, the Bowen Hills Train Station & Albion Station
- FANTASTIC BUYING INNER CITY FREESTANDING PROPERTY FOR INVESTORS & OWNER OCCUPIERS!

For further information or to arrange an inspection, please contact your exclusive Elders Commercial Agents today!

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