



# Commercial



**For Sale**

**11**

**Cleveland  
GREENSLOPES**

Unit	Area (Square	Buy \$/Square	Price	Nett/Gross	Availability
	566	-	-	-	-

All figures are exclusive of GST.

### Location Description:

Elders Commercial Brisbane are pleased to present to the market for sale an exciting opportunity to secure a freestanding office in the heart of Stones Corner! 11 Cleveland Street will be sold partially tenanted and presents itself to Investors, Owner Occupiers or Developers looking to secure a high quality asset in a prime location. Improvements comprise a semi-modern, two (2) level office buildings with parking at grade level for twenty-one (21) cars. Amenities include male/female amenities & kitchenette facilities provided to each level with disabled toilet (including shower) situated on the ground floor.

Key features of the property include:

- 566m2 lettable area over two (2) levels
- 30% occupied with the balance open for Owner occupiers/releasing
- Well sized 1,075m2 corner land parcel
- Favourable High Density Residential zoning allowing for seven (7) stories code
- Parking at grade for twenty-one (21) cars
- Male/female amenities + kitchenette on both levels
- Disabled amenities & shower facilities on the ground floor
- Walking distance to the Buranda train station & bus services
- Great mix of surrounding amenity within the Stones Corner pocket
- Existing DA for a quality boutique development of 36 apartments & commercial

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

### Buy Review

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