



100% Leased, Multi-Tenant Investment Opportunity

Industrial/Warehouse • Retail • Medical/Consulting

739 Nudgee Road, Northgate, Qld 4013

Floor Area: 1,367 m²

Land Area: 2080.00 m² (approx)

For Sale

\$2,950,000.00

For Sale

Property Description

- **Toombul and Nudgee Road Exposure**
- **100% Leased**
- **Whole Complex for Sale**

Ray White Commercial (QLD) is delighted to present the entire complex located at 739 Nudgee Road Northgate, For Sale with an asking price of \$2,950,000.00

Compelling Investment Considerations:

- Fully leased investment returning \$186,000.00 per annum net + GST
- 2 quality tenants with strong security
- Renovated 1,367sqm* multi tenanted commercial/industrial built form
- 3 units on individual strata titles; 463sqm* + 593sqm* + 311sqm*
- Parent site land area of 2,080sqm*
- Superb corner location (Toombul and Nudgee Roads)
- Approximate daily vehicle traffic of 43,000** (13,700**Nudgee Road & 29,300**Toombul Road)
- Large Format Retail zoning, with existing industrial use
- Recently renovated complex
- Ample onsite car parking
- Landscaped grounds
- High quality opportunity at the price point

Location:

The subject asset is superbly located on the corner of Toombul and Nudgee ...

Additional Details

Tenure Type

Tenanted
Investment

Zoning

Large Format Retail



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