



## For Sale

**\$685,000**

### New Investment with a Billion Dollar View 3/38 Tennyson Memorial Ave, Yeerongpilly

- \* Neighbouring Brisbane Golf Club and directly opposite Yeerongpilly Green and Brisbane Tennis
- \* Brand new 3 year lease plus options returning \$48,000 per annum plus GST and 100% outgoings
- \* Investment returning 7% Net
- \* Commencement date of Lease upon settlement of purchase
- \* Tenants have been trading in this property for over 18 years
- \* 2 level well established offices plus auxiliary warehouse
- \* 4 allocated car spaces plus ample on street
- \* Located within 4 km to Brisbane CBD close to all major arterial road networks and major residential and Govt. projects
- \* Close to Yeerongpilly Train station and within major bus networks

#### Property Characteristics:

Office Area:	208 sqm
Warehouse:	70 sqm
Total building area:	278 sqm
Zoning:	General Industry B
Parking:	4

Please contact Exclusive marketing Agent Paul Flego for further Information on 0406 604 767

#### Raine & Horne Commercial Brisbane Southside

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#### All prices quoted are GST Exclusive

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