

Prime Corporate Hub Ideal Owner Occupier or Investor



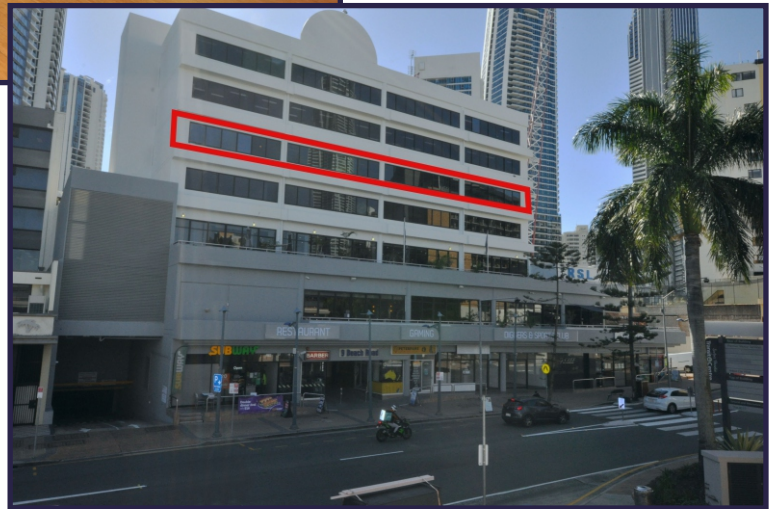
**Strata Area
583m²**

**Net Income
\$129,217/year + gst***

*approximately

9 Beach Road, Surfers Paradise

- Magnificently fitted office level currently split into 2 separate tenancies
- Tenancy 1: 192m² (approx) - Leased.
- Tenancy 2: 277m² (approx - excluding foyer & amenities) - Monthly Lease.
- Security onsite parking - 7 cars (5 single + tandem)
- Directly opposite major 1600 bay undercover public carpark.



**Easy Access
&
Parking**

Sale Price - \$1,769,000

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For enquiries, professional & confidential service

Phone Wayne Robbie on

(07) 5592 3180 or 0419 772 867





Information Memorandum

Address: Level 4 / 9 Beach Road, Surfers Paradise, Qld. 4217
Real Property Description: Lot 4 on BUP 10490, Country Ward, Parish Gilston Gold Coast City

Strata Area: 583m²
Current Use: Professional Offices

General Description: Currently split into 2 separate office tenancies

Tenancy 1: Leased – Area 192m²

- Commenced – 1 November 2019
- Term - 2 years
- Annual Gross Income \$78,706.32 + gst

Tenancy 2: Leased – Area 277m² (excluding foyer and common male & female toilets and showers)

- Commenced – 11 July 2017
- Term – Monthly as at 11 July 2020
- Annual Gross Income \$93,450.24

Car Parking: Exclusive Use

- 7 Cars - 5 Single bays (leased) + 1 tandem bay (vacant)
- Potential Annual Gross Income \$11,640 + gst

Annual Gross Income: \$183,796

Annual Outgoings (approx.): \$54,579 (excl. gst and including discounts for on time payment)

Site Valuation: \$512,000

For Sale - \$1,769,000

For any questions and to arrange a private inspection please contact Wayne Robbie via email: wayne@wrapropertyservices.com or phone: (07) 5592 3180 or Mob: 0419 772867

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