



## Prime Nerang corner position commercial property with excellent exposure.

Offices

12 Ferry Street, Nerang, Qld 4211

**Floor Area:** 788 m<sup>2</sup>

**Land Area:** 1927.00 m<sup>2</sup> (approx)

### Property Description

- **Desirable corner position**
- **Fully leased, multi tenanted premises**
- **Land zoned "Major Centre"**

Strategically located on the busy Nerang corner position of Ferry Street & Price Street, this property is currently fully tenanted with three highly desirable tenancies. Opportunities to purchase strategic freehold investments of this calibre are rare and this freehold title offers investors income plus a prime location.

We have been instructed to sell this prime commercial investment property.

Situated in the main Nerang business district area this whole freehold title commercial building offers:

- Three high profile tenancies: State Government, QScan Radiology & Ray White Nerang
- Desirable corner position with high traffic exposure
- Land Area: 1927m<sup>2</sup>
- Building Area: 788m<sup>2</sup>
- Carparks: 45 (21 open & 24 under cover)
- Fully leased, multi tenanted premises
- Land zoned "Major Centre" under the Gold Coast City Plan
- Rent Income \$289,945.20 pa (ex gst) + 73% of outgoings (not including land

**For Sale**

Contact Agent

For Sale

### Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

**Car Spaces**  
45

**Zoning**  
Major Centre

**Parking Comments**  
Carparks: 45 (21 open & 24 under cover)



**Andrew Henderson**

0438691972

**Professionals - John Henderson**  
2406 Gold Coast Highway, Mermaid  
Beach Qld 4218