



Prime 69sqm Ground Floor Medical/ Retail/Office.

Medical/Consulting • Retail • Offices

2/40 Annerley Road, Woolloongabba, Qld 4102

Floor Area:

69 m²

For Sale or Lease

Offers over \$550,000 + GST,
\$30,000 Net plus GST
Plus Outgoings



Property Description

- * LJ Hooker Commercial is pleased to present ground floor 2/40 Annerley Road to the Market.
 - * For the first time in over 30 years the property has been available for sale. The property is also available for lease.
 - * Unique front position of the centre, glass shop front and access from Annerley Road. Additional internal access from common foyer.
 - * Current configuration allows reception, 3 consulting rooms and kitchen/lunchroom. Sinks in all rooms.
 - * Fully air conditioned, power, and data available.
 - * Good natural light. 1 Exclusive Car Space onsite, plus abundance of visitor spaces for common use.
 - * Situated in prominent and renowned medical centre, neighbouring pharmacy.
 - * One of only 3 lots with ground floor street frontage. Excellent main road exposure.
 - * Situated directly opposite to Mater Hospital, close to PA Hospital & Greenslopes Private. Minutes to CBD.
- * Contact Exclusive Agent, Manoli Nicolas on 0400 082 170 for inspection today

PRICE SALE: \$590,000 Plus GST

PRICE LEASE: \$30,000 Net Plus Outgoings Plus GST

BUILDING AREA: 69 sqm

Additional Details

Tenure Type **Car Spaces**
Vacant Possession 1

Parking
Comments
Exclusive Car
Space

2/40 Annerley Road, Woolloongabba, Qld 4102



Manoli Nicolas

0400 082 170

**LJ Hooker Commercial -
Brisbane**

6/3370 Pacific Highway,
Springwood Qld 4127