



Absolutely Must Sell - Fully Fitted Vacant Restaurant

For Sale

\$580,000 Exc. GST

For Sale

Retail

Bel Air on Broadbeach, 1/2623-2633 Gold Coast Highway, Broadbeach, Qld 4218

Floor Area:

84 m²



Property Description

- **Fully Fitted Restaurant**
- **84sqm* Net Lettable Area**
- **34,000* Vehicles Passing Daily**

Colliers International are excited to present the opportunity of acquiring a high profile, ground floor restaurant that absolutely must be sold. Shop 1 in 'Bel Air On Broadbeach' is an 84sqm* restaurant which has a full fit out that will remain for the purchaser's usage. Offered to the market as a vacant possession, this will suit both owner occupiers and investors.

Bel Air On Broadbeach (approximately 600m* from the beach) is in Broadbeach's retail precinct and offers exposure to both local residents and tourists. The restaurant's location receives 34,000* vehicles passing daily as it is positioned on the Gold Coast Highway directly opposite Broadbeach South Station (G: LINK Light Rail Station).

The current mix of tenants in the building and surrounding precinct consist mostly of restaurants and speciality retailers.

Investment Highlights:

- High exposure location
- Great value for money
- Located in the Broadbeach Retail Precinct
- Highly motivated seller

For Sale via Private Treaty: \$580,000 + GST.
Please contact Ryan Chandler on 0415 805 277 for further details.

*approximately

^Please note outlines are indicative only

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Colliers International - Gold Coast

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