



# UNIQUE PADDINGTON FREESTANDING OPPORTUNITY WITH 10 CARS

**Sold**

Contact Agent

Sold: Mon 03-Jun-19

Offices • Retail • Medical/Consulting

187-189 Latrobe Terrace, Paddington, Qld 4064

**Floor Area:**

161 m<sup>2</sup>

**Land Area:**

594.00 m<sup>2</sup> (approx)



## Property Description

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- **25m frontage along Latrobe Terrace**
- **Great future Development Upside**
- **Prime Investment / Owner Occupy**

Elders Commercial are pleased to present to the market via Expressions of Interest this unique freestanding property located at 187-189 Latrobe Terrace, Paddington. The property is situated within the thriving Paddington precinct, with the opportunity for an owner occupier/investor to capitalise upon one of Brisbane's most popular commercial/retail strips. Attractive features include:

- 594m2 land parcel with 25m frontage on Latrobe Terrace
- 161m2 NLA over two levels with character finishing's
- Top floor AVAILABLE 100m2 (Brand new fit out)
- Ground floor LEASED for \$47,740.50 Net + GST
- Character finishes throughout with hardwood floors / recent major refurbishment
- Outstanding car parking onsite for up to TEN (10) cars
- Ease of access to public transport nodes & major thoroughfares
- Great development upside (previously contained two dwellings)

This opportunity is unrivalled in the market place and we encourage all Owner Occupiers/Investors/Developers to seriously consider this astute purchase.

To request an information memorandum or to organise an inspection, please don't hesitate to contact your EXCLUSIVE Elders Commercial Agents Today.

## Additional Details

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**Tenure Type**      **Car Spaces**  
Vacant Possession    10

**Parking**  
**Comments**  
Up to 10 onsite

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