



Prime Commercial Warehouse Investment Opportunity in Southport!



300s
qm

191A Southport Nerang Road, Southport

Sold for \$1,407,675 (Jun 22, 2024)

Invest in success at 191A Southport Nerang Road, Southport, Queensland 4215 – an exceptional commercial warehouse that promises both stability and growth for astute investors.

Property Highlights

Location: Strategically positioned on Southport Nerang Road, Southport – a bustling commercial hub with easy access to major transport routes.

Warehouse Space: A spacious and well-maintained commercial warehouse designed for versatile use.

Tenancy: Currently leased with a reliable tenant at \$109,890 per annum, ensuring immediate returns on your investment.

Lease Terms: Long-term lease in place, providing a stable income stream for the discerning investor.

Key Features:

Property ID:	L26127017
Property Type:	Industrial/Warehouse use
Building / Floor Area:	300
Land Area:	642.0 sqm

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High Visibility: Enjoy maximum exposure in a high-traffic area, boosting the potential for future rental appreciation.

Investment Potential: Benefit from an established rental income with the opportunity for future capital growth.

Low Maintenance: Well-maintained property requiring minimal upkeep, allowing for a hassle-free investment experience.

Strategic Location: Proximity to key amenities, transport links, and a thriving commercial community enhances the property's appeal to potential tenants.

Investment Details:

Address: 191A Nerang Road, Southport, QLD 4215

Current Rental Income: \$109,890 per annum (gross)

Lease Terms: 5 + 5 Year Option (lease commenced 14/02/2022)

Don't Miss Out on This Lucrative Investment Opportunity!

Whether you're a seasoned investor looking to diversify your portfolio or a first-time investor seeking a reliable income stream, 191A Southport Nerang Road presents a compelling opportunity.

For more information or to schedule a viewing, contact our dedicated real estate team today.

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.