# Raine&Horne



## 1-3/61-73 Meron Street, Southport

### **CONTACT AGENT**

David Djurovitch of Raine & Horne Elite is proud to introduce to the market 1-3/61-73 Meron Street, Southport.

This expansive 475sqm\* property commands exceptional exposure with direct frontage to Ferry Road. Positioned in one of Southport's busiest corridors, the site benefits from high traffic volumes, excellent accessibility, and close proximity to major professional and retail precincts. Easy transport connections and direct access to the M1 further enhance its appeal.

Property can be expanded from 475sqm\* up to 1696sqm\* or various sizes in between

Currently utilised as an office, the property's large and adaptable floorplan makes it ideal for a wide range of uses including medical, showroom, automotive, mechanical, or corporate headquarters. With extensive display areas, modern amenities, and multiple work zones, it offers the scale and flexibility to accommodate businesses of all sizes.

#### Property Highlights:

- Expansive 475sqm\* of versatile floor space suitable for a variety of uses
- Two separate showrooms with floor-to-ceiling windows providing excellent natural light

**Property ID:** L32329293

**Property Type:** Showrooms/Bulky

Goods

qm

Building / Floor Area:

**g / Floor** 475 - 1700

#### **David Djurovitch**

0411 133 307 david.djurovitch@elite.rh.com.au and display potential

- Four offices, including a boardroom
- Mezzanine level offering additional office or storage space
- · Covered outdoor area
- Ample on-site parking to accommodate both staff and visiting clients, a rare feature in this location
- Generous storage areas plus a fully equipped kitchenette
- Separate male and female restrooms
- Signage opportunities
- Highly visible position on Ferry Road, one of Southport's busiest arterials with approx 40,000\* cars driving past everyday
- Easy connectivity to the M1 and major transport networks
- Close to Southport's professional, retail, and commercial precincts

Please contact exclusive agent David Djurovitch for more information.

Disclaimer: \*Approximately/ STCA. Borders, images & locations may be indicative only. Rates of return are estimates only. Outgoings are as supplied by the owner. The Agent/Agency has not independently checked any of the information we merely pass it on. We make no comment on and give no warranty as to the accuracy of the information contained herein and no part of this material should be relied upon in forming any financial decision by you, the reader. All persons reading this material must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advice or as is otherwise necessary. No duty of care is assumed by the Agent/Agency toward the recipient with regard to the use of this information and all information given is given without responsibility or liability.