

Currumbin Waters, 1/7 Traders Way

Boutique Commercial Space in A1 location.

Why waste money renting when you have this rare opportunity to secure/invest in a unique commercial property in the heart of Currumbin.

Vacant and ready to move into this unit has a trendy industrial style fit out that blends into the local surrounds and offers high exposure street frontage. Currently set up as an office but could easily be converted to suit your own requirements and would suit a variety of business types.

- 60sqm ground floor comprising a reception, meeting room, office space, kitchenette and bathroom.
- Approx. 20sqm mezzanine with separate bathroom, office space & storage
- Air conditioning and excellent condition throughout

LJ Hooker

For Sale \$685,000

Building Area 80sqm

Contact Jason West 0421 598 128 jason@ljhookersgc.com.au

Libby Hewson 0410 088 168 libby@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033

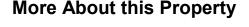
- Three exclusive car spaces and good off-street parking options
- Zoned low impact
- Well, maintained complex, freshly painted with 14 units including surfboard retailer, music studio, accountancy firm amongst others and strong sinking fund.

This industrial pocket is very sought after, close to numerous cafes and home to Balter Brewery, The Warehouses, & lots of successful small & large businesses.

GCCC General Rates - \$1877.62 (01/01/25 —30/6/25) GCCC Water Rates - \$271.08 (17/9/24 —21/12/24) Body Corporate Rates - \$770.00 (01/03/25 —31/8/25

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.



Property ID	1U7NF47
Property Type	Offices
Building Area	80 m2

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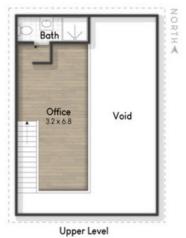




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DISCLAIMER: Plans shown are only indicative of layout. Dimensions are approximate. *Approximate

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