



## 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

### For Sale

\$685,000

### Building Area

80sqm

### Contact

#### Jason West

0421 598 128

[jason@ljhookersgc.com.au](mailto:jason@ljhookersgc.com.au)

#### Libby Hewson

0410 088 168

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# LJ Hooker

**LJ Hooker Southern Gold Coast**  
(07) 5534 4033

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- 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:

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## More About this Property

Property ID	1U7NF47
Property Type	Offices
Building Area	80 m2

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

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