



4/2 Saffron Street, Elanora

Retail Opportunity | Established Elanora Shopping Centre

LJ Hooker Commercial Southern Gold Coast is pleased to present this 54m2 retail tenancy at 2 Saffron Street, Elanora, positioned within an established neighbourhood shopping centre with a complementary mix of medical, retail and service-based businesses.

The tenancy offers a practical existing configuration comprising a reception area, two private offices / consulting rooms and a dedicated break room, providing an excellent foundation for allied health, professional services and customer-facing businesses.

With an established medical centre and pathology clinic located within the centre, the property is particularly well positioned for complementary health and wellness operators including physiotherapy, chiropractic, osteopathy and other allied health services.

The centre is further supported by an established cafe and hair salon, creating a diverse mix of businesses and regular customer activity. Approximately 20 shared on-site car parks provide convenient access for customers, patients and staff.

FOR LEASE

\$2,549.25pcm + GST + Outgoings

BUILDING AREA

54sqm

AGENTS

Anthony Alvaro

0432 744 551

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AGENCY

Southern Gold Coast

(07) 5576 5500

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.

 **LJ Hooker Commercial**

While ideally configured for allied health and consulting operators, the tenancy also provides flexibility for a broad range of retail, beauty, wellness, service and professional businesses, subject to relevant approvals.

Property Highlights:

- 54m2* Retail / Commercial Tenancy
- Existing Reception Area
- Two (2) Private Offices / Consulting Rooms
- Dedicated Break Room
- Approx. 20 Shared On-Site Car Parks
- Established Neighbourhood Shopping Centre
- Medical Centre & Pathology Clinic On-Site
- Cafe & Hair Salon Within the Centre
- Ideal for Physio, Chiropractic, Osteopathy & Allied Health
- Suitable for Retail, Beauty, Wellness & Service-Based Operators*
- Convenient Elanora Location

The combination of an existing consulting-style layout, diverse neighbouring businesses and extensive shared parking makes this an excellent opportunity for an incoming operator to establish themselves within a proven local centre.

For further information or to arrange an inspection, please contact Anthony Alvaro on 0432 744 551.

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.

MORE DETAILS

Property ID	1ZNHXB
Property Type	Retail
Building Area	54 m2
Parking	20

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