



## Maroochydore, 20 & 22/27 Evans Street

### Secure Tenanted Investment in the Heart of Maroochydore

LJ Hooker Commercial Sunshine Coast is proud to present Suites 20 & 22, 27 Evans Street, Maroochydore, a rare opportunity to acquire a securely leased, income-generating investment in one of Southeast Queensland's most dynamic commercial precincts.

Occupying a combined area of approximately 272m<sup>2</sup>\*, this professionally fitted office is fully leased to Relationships Australia, a respected national not-for-profit organisation that has operated from this location for over 15 years. Their long-standing presence is a testament to the quality of the asset and the strength of the Maroochydore commercial market.

Positioned within the well-established Plaza Business Centre and just minutes from the new Maroochydore CBD, this investment combines immediate rental income with future growth potential.

#### For Sale

Reintroduced to Market - Secure Investment Return

#### Building Area

272sqm

#### Contact

**David C Smith**

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**Sunshine Coast**  
(07) 5409 4888

**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.



Key features include:

- Total net income: \$85,864.30
- Total NLA: 272m<sup>2</sup>\* across Suites 20 & 22
- Lease Term: 3 years, expiring 20 March 2028 + 3-year option
- Current Lease Term Reviews: CPI
- Option Lease Term Reviews; Fixed 4%
- Outgoings (approx.): Suite 20 —\$12,000 p.a.\* | Suite 22 —\$9,000 p.a.\*
- Tenant: Relationships Australia —National, not-for-profit organisation
- Improvements: Two boardrooms, 11 consultation rooms, reception, dual kitchens
- Air Conditioning: Brand new ducted system installed March 2025
- Parking: 4 onsite car parks included
- Zoning: Principal Centre Zone

Approximately \*

Strategically located in the evolving heart of the Sunshine Coast, and surrounded by national retailers, health providers and commercial developments, this investment is ideally positioned for long-term income and capital growth.

For more information or to arrange an inspection, please contact the Exclusive Marketing Agents: David C Smith 0412 712 680 and Reid Capp 0419 719 580.

## More About this Property

Property ID	CMHZK
Property Type	Offices
Building Area	272 m2

### David C Smith 0412 712 680

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### Reid Capp 0419 719 580

Commercial Sales & Leasing Associate | rcapp@ljhsc.com.au

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