







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^{2*}, 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

6.3% Yield | Secure Tenant

Building Area

272sqm

Contact David C Smith

0412 712 680 davidcsmith@ljhsc.com.au

Reid Capp

0419 719 580 rcapp@ljhsc.com.au

LJ Hooker Commercial

Sunshine Coast (07) 5409 4888

Key features include:

- Total net income: \$85,864.30

- Total NLA: 272m2* 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

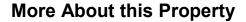
- Parking: 4 onsite car parks included

- 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.



Property ID	CMHZK
Property Type	Offices
Building Area	272 m2

David C Smith 0412 712 680

Licensed Real Estate Agent | davidcsmith@ljhsc.com.au Reid Capp 0419 719 580

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

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12B, 26 Duporth Ave, MAROOCHYDORE QLD 4558 sunshinecoast.ljhcommercial.com.au | admin@ljhsc.com.au









