

## Palm Beach, 25/2 Eighth Avenue

### Second Chance: Rare Commercial Property Opportunity in Palm Beach's Vibrant Hub

This rare opportunity in Palm Beach is back on the market after the previous contract fell through - a second chance you don't want to miss. We had strong interest during the initial campaign, and now it's your time to act.

Located in one of the most sought-after suburbs on the Gold Coast, this versatile commercial space offers either a secure investment with a tenant in place or the chance to occupy the premises yourself once the lease ends.

Net rental income of \$31,500 per annum, with the tenant paying all outgoings, making this a hassle-free investment.

Opportunities like this rarely come up in Palm Beach. With its vibrant CBD location just a short walk from the beach, trendy cafes, and a lively retail precinct, this is a prime spot to

**LJ Hooker**

**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.

**For Sale**  
Please Call

**Building Area**  
70sqm

**Contact**  
**Tara Imlach**  
0452 418 343  
tara@ljhookersgc.com.au

**Beau Cater**  
0415 131 494  
beau@ljhookersgc.com.au

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

be part of a thriving business community.

Property Features & Highlights:

- 51sqm first-floor office on title + approximately 19sqm additional common area
- Situated within 8th Avenue Plaza
- Glass shopfront
- Reception area plus separate meeting room
- Open work-flow layout with defined workspaces
- Stylish kitchen at the rear
- Private bathroom - a rare bonus
- Parking right outside
- Surrounded by popular businesses

Palm Beach is booming, with major developments underway and the planned Gold Coast Light Rail extension set to improve connectivity and drive demand. Combining coastal lifestyle with a strong business environment, this location offers solid potential for capital growth.

This is an affordable entry point into the commercial market. Selling by expressions of interest unless sold prior - so get your offer in now before someone else snaps it up.

For more information or to request the buyer's due diligence pack, including financials and tenancy details, contact Tara Imlach 0452 418 343 or Beau Cater 0415 131 494 today.

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 About this Property

Property ID	1U6GF47
Property Type	Offices
Building Area	70 m2

### Tara Imlach 0452 418 343

Head of Commercial Sales and Leasing | [tara@ljhookersgc.com.au](mailto:tara@ljhookersgc.com.au)

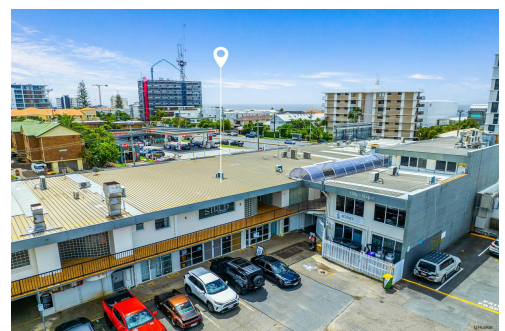
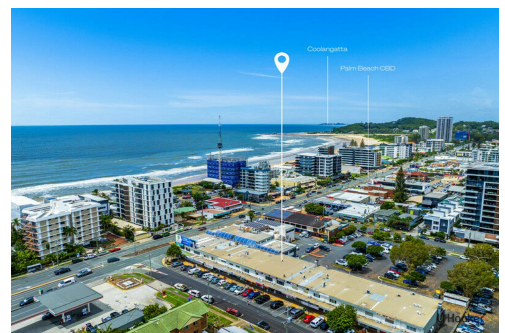
### Beau Cater 0415 131 494

Commercial Sales and Leasing Specialist | [beau@ljhookersgc.com.au](mailto:beau@ljhookersgc.com.au)

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

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