



Palm Beach, 18/2 Eighth Avenue

SOLD BY TARA IMLACH & BEAU CATER

We are proud to present a rare investment opportunity in one of the Southern Gold Coast's most sought-after suburbs, Palm Beach. This 80sqm ground-floor retail space, situated within a larger amalgamated tenancy, offers an exceptional opportunity for savvy investors looking to capitalise on the area's rapid growth and strong market demand.

Currently leased to a long-standing national tenant, The Salvation Army, this property comes with a secure, long-term lease in place, providing a stable income stream and peace of mind. The tenant has been in occupation for many years, underlining the strong demand for retail spaces in this prime location. With a lease term running until 2029, plus further five-year option, this investment is poised to provide reliable returns for years to come.

Asset Highlights:

- 80sqm ground-floor retail space with strong street presence



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
UNDER CONTRACT

Building Area
80sqm

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

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

Southern Gold Coast
(07) 5576 5500

- Long-term lease in place with national tenant, The Salvation Army
- Secure rental income stream with lease running until 2029 + 5-year option
- Net rent: \$42,180 per annum + Outgoings
- Outgoings payable by the tenant
- Prime location in Palm Beach, one of the Gold Coast's most popular and rapidly growing suburbs
- Surrounded by high demand for retail space and active developers in the area
- Strong capital growth prospects with ongoing population growth
- Perfect addition to an investment portfolio
- Priced to sell quickly

Palm Beach is renowned for its vibrant coastal lifestyle and rapid population growth, making it one of the most desirable areas on the Gold Coast. With ongoing capital growth, an increasing influx of residents, and active developers seeking prime sites in the area, this is the perfect time to secure a foothold in one of the region's most thriving markets.

This property represents great value and is priced to sell quickly. Whether you're looking to expand your investment portfolio or seeking a secure, long-term retail asset, this property ticks all the boxes.

With a national tenant, a long-term lease, and a location in one of the Gold Coast's fastest-growing areas, this is an investment opportunity not to be missed. Contact us today to find out more or to arrange an inspection.

Don't miss this rare opportunity to secure a high-quality retail investment in booming Palm Beach. Contact exclusive agents Tara Imlach and Beau Cater today to request your Buyer Due Diligence pack.

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.



Southern Gold Coast
(07) 5576 5500

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.

More About this Property

Property ID	1RHHXB
Property Type	Retail
Building Area	80 m2

Tara Imlach 0452 418 343
Senior Commercial Sales & Leasing Specialist - Independent Contractor |
tara@ljhookersgc.com.au
Beau Cater 0415 131 494
Commercial Sales & Leasing Specialist | beau@ljhookersgc.com.au

Southern Gold Coast (07) 5576 5500
1/18 Park Ave, BURLEIGH HEADS QLD 4220
southerngoldcoast.ljhcommercial.com.au | commercial@ljhookersgc.com.au

