



## Palm Beach, 3/1172 Gold Coast Highway

### Ground Floor Commercial Space in High-Traffic Palm Beach Location

Positioned in the heart of Palm Beach CBD, this 108sqm\* ground floor tenancy offers excellent exposure along the Gold Coast Highway and suits a variety of uses including retail, office, or allied health.

#### Key Features:

- 108sqm\* of functional, ground floor space —no stairs
- Centre zoning —ideal for a wide range of businesses
- High ceilings and floor-to-ceiling glass frontage
- Ducted air conditioning throughout
- Large bathroom
- Rear staff room or storage area
- 2 exclusive car parks
- Rear council car park for additional customer parking



**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 Lease**  
Please Call

**Building Area**  
108sqm

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

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

**Southern Gold Coast**  
**(07) 5576 5500**

- Vacant now, ready for immediate occupancy

Surrounded by cafes, services, and local businesses, this site sits in a high-traffic, rapidly growing area with a strong community presence —a great opportunity to secure a space in a thriving coastal hub.

For more information or to arrange an inspection, contact Beau Cater —0415 131 494 or Tara Imlach —0452 418 343

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	1CNHXB
Property Type	Retail
Building Area	108 m2

**Beau Cater 0415 131 494**

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

**Tara Imlach 0452 418 343**

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