

Burleigh Heads, 3/20 Hutchinson Street

Secure Investment Opportunity in Prime Burleigh Heads Location

LJ Hooker Commercial Southern Gold Coast is pleased to present 3/20 Hutchinson Street, Burleigh Heads-a rare opportunity to acquire a quality industrial asset in one of the Gold Coast's most tightly held precincts.

Offered to the market for the first time in 19 years, this well-appointed industrial unit is leased to a long-standing tenant on a brand-new 3-year lease with a further 3-year option. The property generates a secure net income of \$50,400* + GST + Outgoings, with the tenant responsible for all outgoings.

Featuring a functional layout, the property includes a high-clearance roller door, 3-phase power, air-conditioned workshop, and a separate air-conditioned office with its own private entry. A well-designed mezzanine offers additional storage or office space, and the insulated roof, excellent natural light, and rear courtyard further enhance the usability of

For Sale
Offers Over \$850,000

Building Area
180sqm

Contact
Tara Imlach
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tara@ljhookersgc.com.au

Beau Cater
0415 131 494
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LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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the space.

Property Features:

- 180sqm* ground floor area plus 150sqm* mezzanine
- Long-standing tenant in place
- High roller door with easy vehicle access
- 3-phase power
- Air-conditioned throughout (including separate office)
- Insulated roof & ample natural light
- Rear courtyard
- Bathroom amenities

This is a fantastic chance to secure a low-maintenance investment in a tightly held industrial hub, with strong tenant retention and long-term upside. Contact Tara Imlach on 0452 418 343 or Beau Cater 0415 131 494

*Approx.

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	1UXZF47
Property Type	Industrial/Warehouse
Building Area	180 m2

Tara Imlach 0452 418 343

Head of Commercial Sales and Leasing | tara@ljhookersgc.com.au

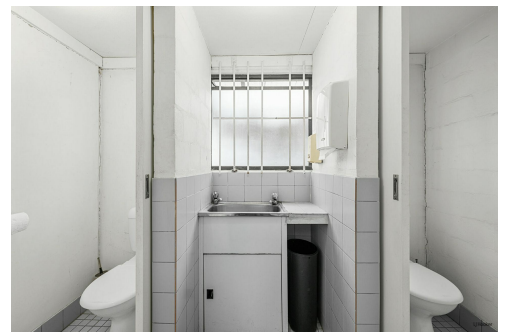
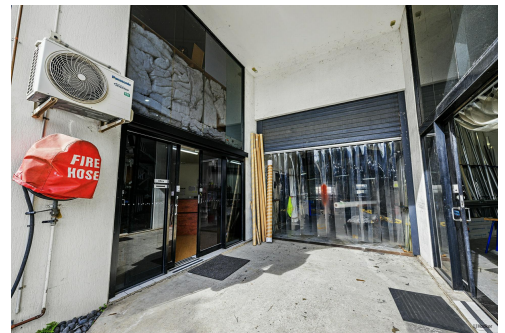
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