

 LJ Hooker Commercial

**SOLD**



## Burleigh Heads, 3/27 Hutchinson Street

**SOLD BY DOMINIC EAVES, TARA IMLACH & BEAU CATER**

LJ Hooker is excited to present two neighboring factories in the heart of the Burleigh Heads Light Industrial Precinct, available for the first time in nearly 20 years. Buy one or buy both!

These tilt-panel construction factories feature modern designs and represent a premium investment opportunity. Located just a 5-minute drive from Burleigh Beach, with easy access to major arterial roads and direct connectivity to the M1 Highway, these properties are ideally situated for businesses seeking convenience and exposure.

The factories offer open, versatile spaces suitable for various business types. With short-term leases currently in place, there's flexibility for existing tenants to remain or for owner-occupiers to expand their operations.

**For Sale**  
\$1,850,000

**Building Area**  
135-411sqm

**Contact**  
**Dominic Eaves**  
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**Tara Imlach**  
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 **LJ Hooker Commercial**

**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.

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



Opportunities like this are rare - don't miss out!

#### Property Features:

- Unit 3: 276m<sup>2</sup>\* plus storage mezzanine
- Unit 4: 135m<sup>2</sup>\* plus storage mezzanine
- Tilt-panel construction
- Prime Hutchinson Street location
- 3-phase power
- Driveway-facing roller doors
- 7 car parks total (4 for Unit 3, 3 for Unit 4)
- Excellent signage opportunities

Buy one or buy both! Contact Dominic, Beau, and Tara today to arrange an inspection or submit your offer!

#### 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	1N8HXB
Property Type	Industrial/Warehouse
Building Area	135-411 m2

#### Dominic Eaves 0406 541 278

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

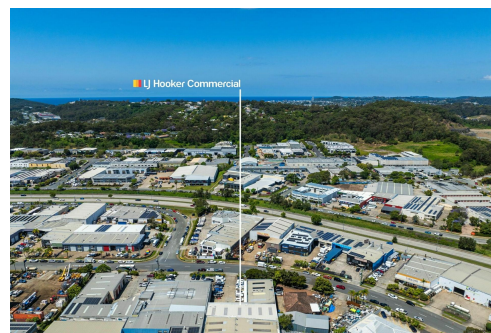
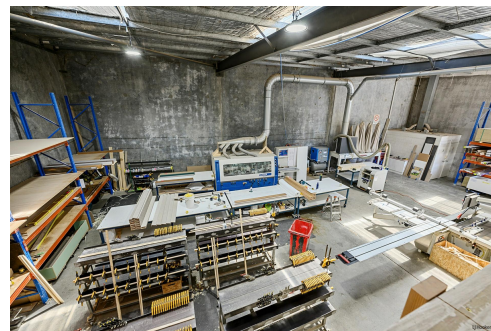
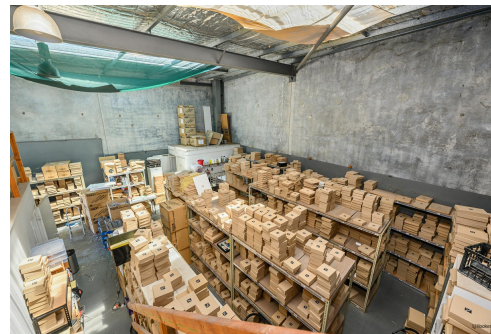
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