



## Mermaid Beach, 1/2453 Gold Coast Highway

Prime Beachside Commercial Space —Retail, Office, or Food (STCA)

Position your business in the heart of Mermaid Beach with this exceptional commercial opportunity. Located on a prominent corner along the bustling Gold Coast Highway, this versatile 133m<sup>2</sup>\* space offers unparalleled exposure to tens of thousands of passing vehicles daily.

Key Features:

- \* 133m<sup>2</sup>\* of internal space
- \* Prominent corner position with excellent street frontage and natural light
- \* Suitable for retail, office, or food use (Subject to Council Approval)
- \* Four dedicated car spaces for staff

### For Lease

\$5,255pcm +GST +Outgoings

### Building Area

133sqm

### Contact

**Jack Young**

0404 035 871

[jack@ljhookersgc.com.au](mailto:jack@ljhookersgc.com.au)

# LJ Hooker

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

**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.



Available now!

This is a rare opportunity to establish or expand your business in a vibrant beachside locale. Don't miss out on securing a prime position in Mermaid Beach.

Contact Jack Young 0404 035 871 to arrange your inspection

**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	1UGRF47
Property Type	Industrial/Warehouse
Building Area	133 m2

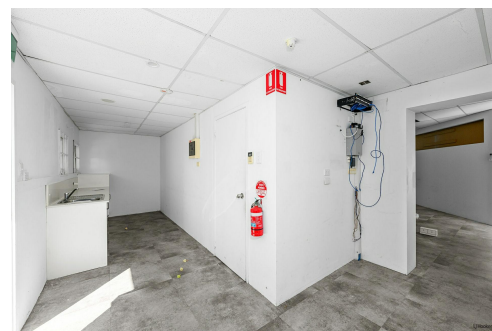
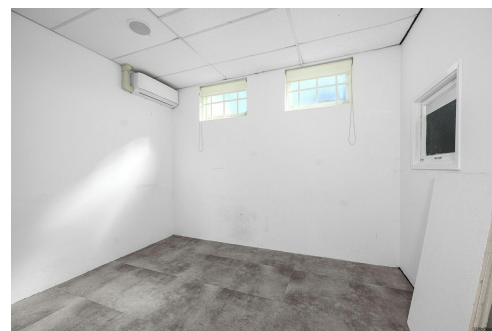
**Jack Young 0404 035 871**

Commercial Property Manager | [jack@ljhookersgc.com.au](mailto:jack@ljhookersgc.com.au)

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

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

[southerngoldcoast.ljhooker.com.au](http://southerngoldcoast.ljhooker.com.au) | [enquiries@ljhookersgc.com.au](mailto:enquiries@ljhookersgc.com.au)



**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.

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