



19 Felix Street, LUTWYCHE QLD 4030

City Fringe Retail/Office Investment (82 m2)  
Great investment opportunity for a self managed superannuation fund. Air-conditioned with multiple power points. The previous short term tenant has done a partial fit-out. Rent as is or take it to a A+ fit-out for and additional \$40,000. Potential 8% yield with close market comparables for someone willing to go the last yard with this great tenancy. 82 m2 Retail Shop - New Carpet - Air Conditioned - Ground Floor - Easy Public Transport This retail shop is 6 km from Brisbane CBD, 10 km from Brisbane Airport, and 400 metres from Lutwyche Shopping Centre. Please contact Dan Warner of Merchants Commercial for investment information.

LAND INFORMATION:	
Square feet	: 82
BUILDING INFORMATION:	
Built on	: 0
Remodeled on	: 0
Number of Floors	: 1
Floor area (Lower	: 0
Floor area (Main	: 0
Level)	
Floor area (Upper)	: 0
Floor area (Total)	: 0
CONVENIENCE:	