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Attractive CBD Fringe Office of 105 Sqm air conditioned and carpeted. Excellent condition.

In an award winning building.

Partitioned.

2 Undercover secure car spaces.

Own amenities.

Post office, excellent coffee shops and restaurants nearby.

Free Spring Hill City Bus Loop across the road.

Low maintenance design and low body corporate levies.

On a 7.5% net return equates to a rental of approximately \$350/sqm/annum gross plus \$150/month/car space plus gst.

This is great buying.

**Price** : \$ 440,000  
**Building Size** : 105 sqm  
**View** : <https://www.gregoryrealestate.com.au/sale/qld/city-north/spring-hill/commercial/offices/7303188>



**John Roberts**  
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