

# Brendale Commercial & Industrial



## STRATHPINE

13/ 32 Dixon Street

### NATIONAL TENANTED INVESTMENT TO QML PATHOLOGY EXCLUSIVE AGENCY

- Tenanted investment
- National tenanted investment to QML Pathology
- 5 year lease expires 31st October 2021
- 2x5 year options available thereafter
- Annual rent \$46,440.90 + outgoings + GST
- Annual rent increase minimum 3% or CPI (whichever is the greater)
- Tenant pays all outgoings (incl. body corporate, all sinking and administrative fees, rates, council, water and maintenance costs)
- Next rent increase: 1st November 2017
- Formal offers to purchase

#### TENANCY DETAILS:

- 170m2 total space
- Corner tenancy
- Positioned at entry to Strathpine Medical Centre precinct
- Precinct includes Pine Rivers Private Hospital
- Located opposite the Strathpine Centre Shopping Complex
- Well maintained tenancy
- Air conditioned suite
- Reception area, managers offices, meeting areas
- Suspended ceiling & floor coverings included
- Private kitchenette & private amenities
- Easy parking in complex
- Located near shops & business services
- Walking distance to Railway Station
- Well positioned signage
- Strategic Northside location
- Moreton Bay Regional council is the second fastest growing area in Australia

For more information or to arrange an inspection please call THE EXCLUSIVE AGENTS Stan Topp or Bill Mcilwraith of Brendale Commercial & Industrial

NR: Commercial sales prices are excluding GST. Commercial lease prices are per annum + outgoings + GST

## Sale

Floor Area  
Suburb  
Address  
Property ID

## SOLD

170  
Strathpine  
13/ 32 Dixon Street  
1086

#### AGENT DETAILS



STAN TOPP

☎ 0416 114 215

stan@brendalecommercial.com.au



BILL MCILWRAITH

☎ 0411 393 170

bill@brendalecommercial.com.au