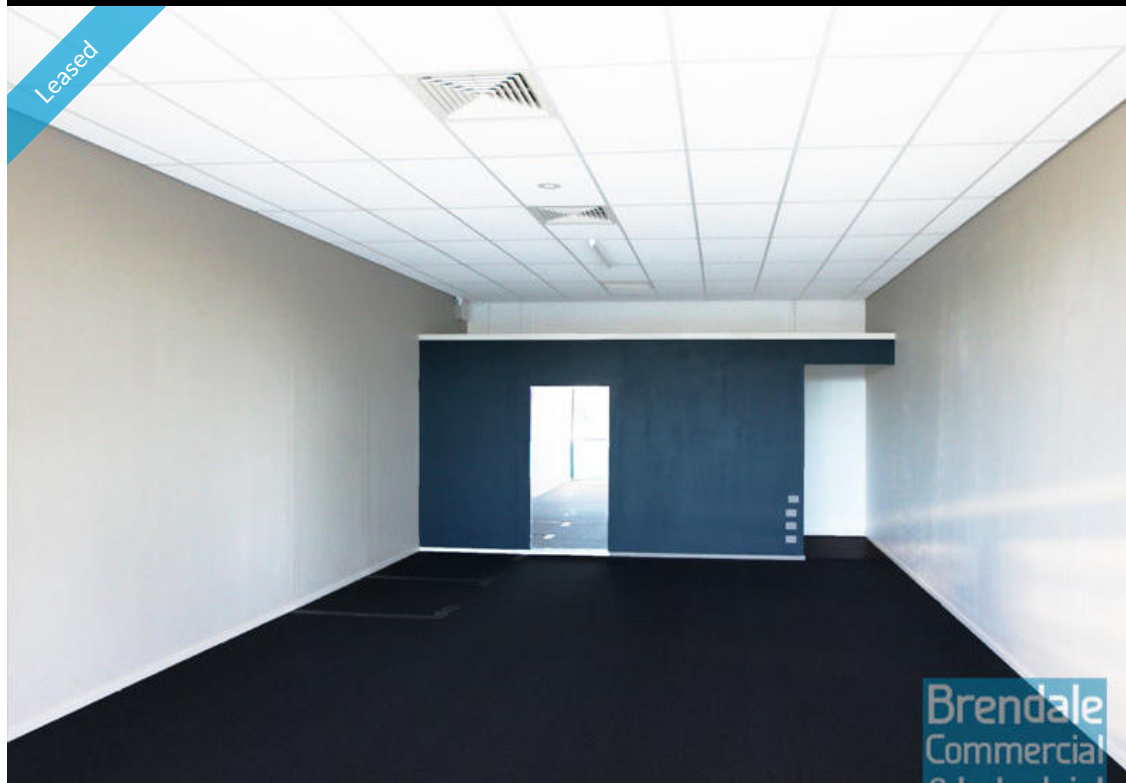


# Brendale Commercial & Industrial



## ALBANY CREEK

Shop 2/ 632-636 Albany Creek Road

### 68M2 RETAIL, FAST FOOD, OFFICE EXCLUSIVE AGENCY

- 68m2 tenancy
  - Ideal retail, fast food or office space
  - Located next to Aldi Supermarket & Pizza Shop
  - Located in busy complex
  - Good foot traffic
  - Glass display shop front
  - Shop front access
  - Tilt panel construction
  - Well maintained tenancy
  - Clean open retail or office space
  - Suspended ceiling
  - Grease-trap connection available, if required
  - Large Windows
  - Modern complex
  - Good exposure
  - Main road frontage
  - Located near shops & business services
  - Also near child-care center, hairdresser, doctors & pharmacy
  - Walking distance from several schools
  - Join national tenant onsite
  - Easy parking in complex
  - Good signage opportunities on large pole sign
  - Post box and phone box located outside complex
- 
- Alternative sizes are available.
  - 150m2 for \$62,250 (+outs+GST)
  - 82m2 for \$34,030 (+outs+GST)

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

NB: Commercial sales prices are excluding GST. Commercial lease prices are per annum + outgoings + GST.  
All sizes are approximate

## Lease

Floor	0
Area	
Suburb	Albany Creek
Address	Shop 2/ 632-636 Albany Creek Road
Property ID	434

## LEASED

### AGENT DETAILS



STAN TOPP

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