

Brendale Commercial & Industrial



ALBANY CREEK

Shop 3/ 632-636 Albany Creek Road

**82M2 RETAIL OR FAST FOOD - NEXT TO ALDI
EXCLUSIVE AGENCY**

- 82m2 total space
 - 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/ large windows
 - Tilt panel construction
 - Well maintained tenancy
 - Clean open retail or office space
 - Suspended ceiling
 - Grease-trap connection available, if required
 - Modern complex
 - Good exposure
 - Main road frontage
 - Located near shops & business services
 - Next door to busy doctor, pharmacy, hairdresser & child-care center
 - Walking distance from several schools
 - Post box & Pay phone in complex
 - Join national tenant onsite
 - Easy parking in complex
 - Good signage opportunities on large pole sign
- Alternative sizes are available. 150m2 for \$62,250 (+outs+GST) or 68m2 for \$28,220 (+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.

<http://www.brendalecommercial.com.au/property/435/brochure>

Lease

Floor	0
Area	
Suburb	Albany Creek
Address	Shop 3/ 632-636 Albany Creek Road
Property ID	435

LEASED

AGENT DETAILS



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