

# Raine&Horne. Commercial

STRATHPINE  
2/427 Gympie Road

485 sqm

17 

SECURE GOVERNMENT TENANT - LEASED TO 2032 +  
OPTIONS TO 2038


AUCTION - 4 MARCH 2026

- Fully leased, returning \$211,150 pa Gross + GST
- 485sqm\* modern ground floor commercial/retail space
- Seventeen (17) exclusive-use car parks onsite
- Recently refurbished with high-specification internal fitout and premium finishes throughout
- Fixed annual 3% rent increases providing secure, predictable income growth
- Exceptional exposure to high-traffic Gympie Road
- Strategically located within a well-established retail and commercial precinct
- Close proximity to Strathpine Shopping Centre, public transport and major arterial roads

Property ID	L16020038
Property Type	Offices
Building / Floor Area	485
Car Spaces	17

## AGENT

Luke Hobman

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- Low-maintenance, passive investment requiring minimal management
- Surplus to Vendor requirements – prime opportunity for long-term, stable tenancy

The property is being sold via Auction held In-rooms at 11am Wednesday 4 March 2026 (if not sold prior).

For further information or to arrange an inspection, please contact your EXCLUSIVE Raine & Horne Commercial agents.

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LISTING ID: 1099955