



FORTITUDE VALLEY
230/247 Wickham Street

35 sqm

PRICE REDUCED MUST SELL - RARE MCWHIRTER'S ENTRY LEVEL RETAIL INVESTMENT

PRICE REDUCED - \$200k ONO

Raine & Horne Commercial are pleased to present to market this excellent investment opportunity, perfect for SMSF buyers.

Featuring:

- 35sqm bite-size retail investment
- Fully leased to 'Best Friends – Kainan sa Valley' until 2027 + 5yr option
- Net return of \$13,942* per annum + GST
- Situated in the food court of the iconic McWhirters building
- Street access to Brunswick Street Mall and Wickham Street
- Direct access to McWhirters car park and Fortitude Valley Railway Station

Property ID	L16528365
Property Type	Retail
Building / Floor Area	35

AGENT

Keelan Mylius

📞 0423 591 533

✉️ kmylius@rhcommercial.com

- Great tenancy mix including grocers, eateries, and retailers
- Central location and exposure to daily commuters!
- Rare opportunity – must be sold!

*Approximately – Outgoings will be decreasing throughout 25-26

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

Listing ID: 8543626