



**FORTITUDE VALLEY**  
230/247 Wickham Street

35 sqm

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

**Sold**

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

<b>Property ID</b>	L16528365
<b>Property Type</b>	Retail
<b>Building / Floor Area</b>	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