

Raine&Horne® Commercial

ALBANY CREEK
709 Albany Creek Road

698 sqm

SECURE MULTI-TENANTED ALLIED HEALTH / RETAIL INVESTMENT

AUCTION 30 APRIL 2025

- Fully leased currently returning \$254,000pa* net + o/g + GST
- Diverse mix of 6 Allied Health, retail & professional tenants
- 698sqm* NLA Building area over 2 levels
- Significant 1,821sqm high profile corner site over 2 lots
- Extensive 60m* frontage to busy Albany Creek Road
- Abundant on-site parking for 26 vehicles
- Prime position opposite major Coles anchored shopping centre
- Future rental reversion and income growth

Property ID	L32970069
Property Type	Retail
Building / Floor Area	698
Land Area	1821.0 sqm

AGENT

Trent Bruce

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- First time offered for sale in 20 years
- Perfect for the passive investor wanting a set and forget investment
- Retiring Vendors – Clear instructions to Sell

For further information or to arrange an inspection, please contact EXCLUSIVE AGENTS Raine and Horne Commercial.

Auction In-Rooms Wednesday 30 April 2025 at 11am (unless sold prior) at Raine & Horne Commercial – 337 Gympie Road, Kedron.

Listing ID: 28408794