



CLEVELAND
4/6-8 Waterloo Street

44 sqm

44sqm Strata Titled Unit with Holding Income

Sold

This well positioned strata titled unit is located in "Trinity Chambers" a complex of seven units on the corner of Waterloo Street and Middle Street. The property has excellent exposure to daily passing traffic and is just a short walk from Cleveland Railway Station, Raby Bay Marina and CBD and close to the Police Station and Magistrates Court. It is currently tenanted until 1 May 2024 with a net rental income of \$21,014pa (approximately).

Features include:

- 44sqm ground floor ducted air conditioned unit
- Full glass frontage provides excellent signage opportunity
- Comprises reception with a separate open plan office and kitchenette at rear
- Rear exit door to onsite carpark for tenants and customers
- One allocated undercover carpark
- The complex has a mixture of allied health/consultancy, retail and professional firms.
- Adjoining tenants include: NDIS Disability Support Provider, Chiropractor & Physiotherapist, Barber, Podiatrist, Engineer and Solicitor
- No GST applicable on sale

Property ID	L23294729
Property Type	Offices
Building / Floor Area	44

AGENT

Colin Tucker

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- Information Memorandum available upon request

For further information and to arrange an inspection please contact Exclusive Agent,
Colin Tucker.