

# Raine&Horne® Commercial

MOOROOKA  
49 Beaudesert Road

150 sqm

Diversity = Investment Strength  
Multiple Income Streams = Security

## Contact Agent

Offering strength through diversity, 49 Beaudesert Road, Moorooka represents a rare opportunity to secure a fully leased investment spanning multiple asset classes – including office, retail, showroom/warehouse, storage, ATMs, and billboard signage.

No matter the economic climate, this property provides a secure and resilient income stream supported by a mix of tenants and uses.

## Key Highlights:

- Fully leased investment generating \$280,820.45 net p.a. + GST (after expenses)
- Approx. Net Lettable Mixed Use Area of 556sqm
- Extensively refurbished improvements on a prominent corner location

Property ID	L36753055
Property Type	Offices
Building / Floor Area	150

## AGENT

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- Future development upside potential (STCA)
- Excellent connectivity with public transport at the doorstep
- Prime position in a growth corridor, surrounded by major new projects including a Coles-anchored shopping centre and new medical development nearby
- Strategic location only minutes from the Brisbane CBD, within a suburb earmarked for higher density under the new town plan
- \$1 million in recent capital works, with approx. \$50,000 in first-year depreciation benefits (schedule prepared by DuoTax available to qualified buyers)

This is a truly diverse investment offering strong holding income, future upside, and security through multiple income streams.