



3 Henzell Road, Caboolture



## 19056 FISHING RETAIL STORE IN PRIME NORTHERN BRISBANE LOCATION

Open up your commercial property portfolio and invest in this promising retail premises, which will give you an endless amount of options and potential. When it comes to location, it doesn't get much sweeter, situated on the northern side of Henzell Road, one lot from the Henzell Road and Beerburum Road intersection and only 2.5 kilometers north of the Caboolture CBD.

Caboolture sits Approx. 50 km north of the Brisbane CBD, and is only a 30 minute drive to the Sunshine Coast, making it a popular spot for residents to call home and tourists to visit.

Key points to note:

- Strong rental return already in place of \$4,000 per month on a 6 month lease
- Good sized land area of 1,201m<sup>2</sup>
- No encumbrances or mortgages
- The land possesses a southerly aspect and has a very gentle fall to the rear boundary, which adjoins Lagoon Creek
- Services include: power, phone, reticulated town water and sewerage
- Amenities nearby include the local primary and high schools, which are only 3 kilometres away
- Zoning - Industry - Mixed Industry and Business Precinct
- Currently the property is being used as a retail bait and tackle shop
- Retail floor area of 198m<sup>2</sup>
- Warehouse area of 45m<sup>2</sup>
- Foundation and footings of the building are: reinforced concrete, floor slab, reinforced concrete frame, steel roof and corrugated iron. The external walls are concrete masonry block and there is a bitumen driveway with delivery area at the back of the warehouse.

Contact Bonza today and receive more information once a confidentiality form has been completed.

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Price	\$450,000
Property Type	commercial
Land Area	1,201 m <sup>2</sup>
Warehouse Area	45 m <sup>2</sup>

### AGENT DETAILS

Bonza Business Sales Brisbane -  
1300266922

### OFFICE DETAILS

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