

# Brendale Commercial & Industrial



## ALBANY CREEK

Shop 3/ 632-636 Albany Creek Road

**82M2 RETAIL OR FAST FOOD - NEXT TO ALDI  
EXCLUSIVE AGENCY**

- 82m2 total space
  - Ideal retail, fast food or office space
  - Located next to Aldi Supermarket & Pizza Shop
  - Located in busy complex
  - Good foot traffic
  - Glass display shop front
  - Shop front access/ large windows
  - Tilt panel construction
  - Well maintained tenancy
  - Clean open retail or office space
  - Suspended ceiling
  - Grease-trap connection available, if required
  - Modern complex
  - Good exposure
  - Main road frontage
  - Located near shops & business services
  - Next door to busy doctor, pharmacy, hairdresser & child-care center
  - Walking distance from several schools
  - Post box & Pay phone in complex
  - Join national tenant onsite
  - Easy parking in complex
  - Good signage opportunities on large pole sign
- Alternative sizes are available. 150m2 for \$62,250 (+outs+GST) or 68m2 for \$28,220 (+outs+GST)

For more information or to arrange an inspection please call the EXCLUSIVE AGENTS Stan Topp or Bill Mcilwraith of Brendale Commercial & Industrial.

NB: Commercial sales prices are excluding GST. Commercial lease prices are per annum + outgoings + GST. All sizes are approximate.

<http://www.brendalecommercial.com.au/property/435/brochure>

## Lease

Floor	0
Area	
Suburb	Albany Creek
Address	Shop 3/ 632-636 Albany Creek Road
Property ID	435

## LEASED

### AGENT DETAILS



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