



FOR SALE

RETAIL

QLD

Invest or Occupy: Anzac Square Arcade

30/198 Adelaide Street, Brisbane CBD

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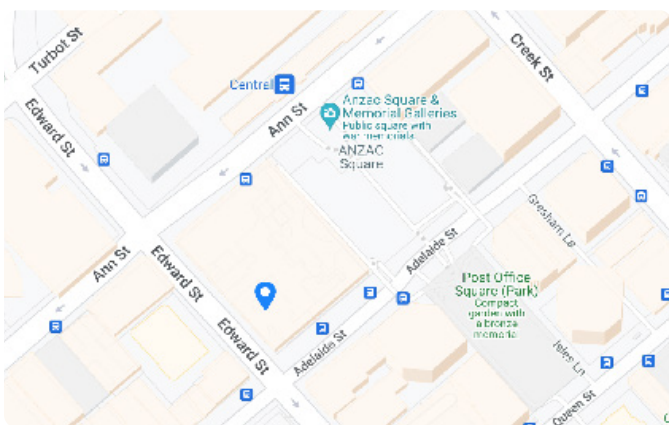
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Property Description

Nestled in the bustling heart of Brisbane's CBD, 30/198 Adelaide Street presents an unmissable opportunity.

Positioned at the apex of the escalators, where Adelaide and Edward Street meet, this property enjoys prime exposure to the steady stream of foot traffic commuting to and from work. The property is priced competitively for the CBD market and under tenancy until August 2024, offering versatile options for both owner-occupiers and investors alike.



42sqm tenancy within Brisbane CBD's Anzac Square Arcade



Tenanted by well-performing beauty salon



Excellent exposure to pedestrian traffic



\$450,000 asking price



Annual rent of \$23,800 net plus GST



Leased until August 2024 with options to extend

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