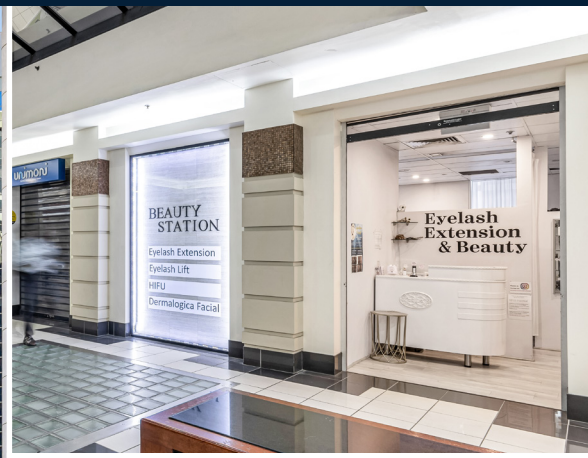


FOR SALE ● RETAIL SPACE

30/198 Adelaide Street
Brisbane City QLD

BLUE
COMMERCIAL



Inner City Gem Perfect for Owner Occupiers or Investors

Overview

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 2025, offering versatile options for both owner-occupiers and investors alike.

For more information on this opportunity, please contact the agent/s below:

Property Highlights:

- 40sqm tenancy within Brisbane CBD's Anzac Square Arcade
- Net rent of \$23,800 + outs + GST*
- Tenant on a 1 + 1 year deal, eliminating GST
- Excellent exposure to pedestrian traffic
- Solid entry level investment

*Approximately

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