



FOR SALE

9/81 BISHOP STREET, KELVIN GROVE

The Opportunity

Blue Commercial is pleased to present Unit 9/81 Bishop Street, Kelvin Grove to the market for sale, suitable for owner occupiers.

This 263sqm* building offers functional office space over 2 levels, staff amenities and high-bay storage space, which is ideally suited as a small business premises.

Offered with vacant possession, this property is located just 3kms north-west of the CBD and positioned in a tightly held commercial / industrial pocket.

For further information or to arrange an inspection, please contact the exclusive agent below.

Tony Pagano

+61 408 721 665

tony.pagano@bluecommercial.com.au



Key Features



Very well presented
263sqm building in
complex of 14 units.



4 exclusive carparks
plus unrestricted street
parking.



Well-serviced by local
amenity including Aldi
Kelvin Grove, cafes and
public transport.



135sqm office/amenities
plus 128sqm storage
space.



Near city location just
3kms north-west of
Brisbane CBD.



All directional access at
the Kelvin Grove Road
intersection.



Tilt-panel construction,
high-bay warehouse with
air-conditioned offices.



Access to storage area
via electrically operated,
container height roller
door.



Excellent natural light.

Location Overview

Located just 3kms north-west of the CBD, the property has direct access to Kelvin Grove Road and the nearby Inner City Bypass (and connecting M7 Airport Link) and M1 / Riverside Expressway.

This strategic location is home to many well-known businesses including Reece, Actrol, CPX, Bishopp Outdoor Advertising, Australia the Gift, Higgins Coatings and Stellarossa.

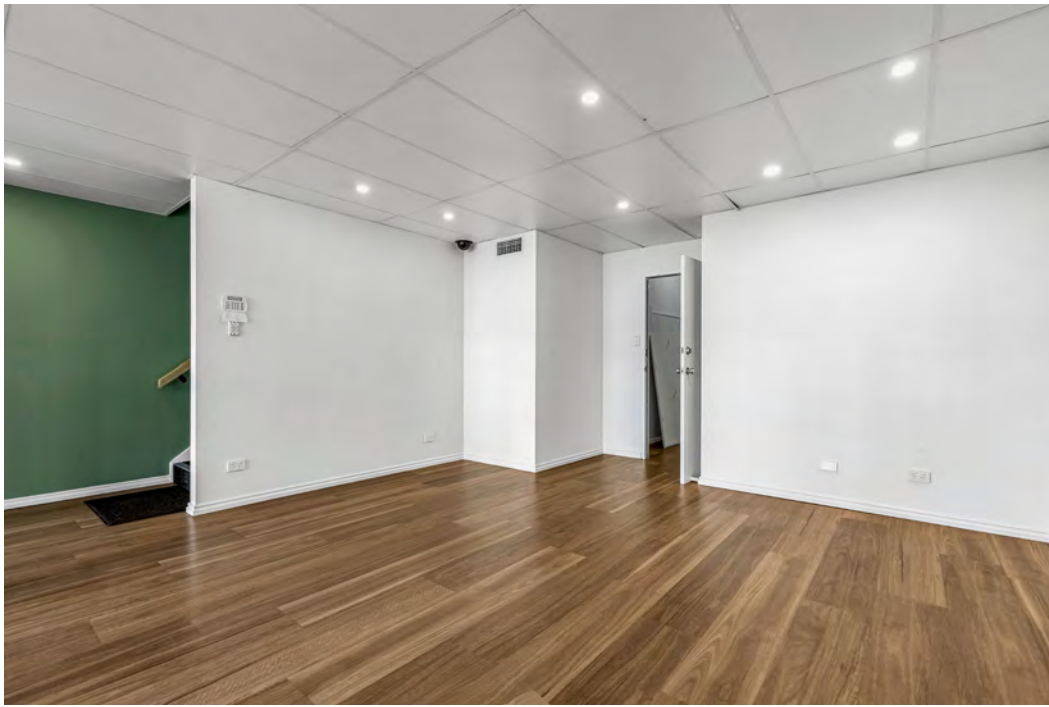
The area also benefits from a number of local conveniences including Aldi Kelvin Grove, cafes, public transport, parklands and bikeways.



Property Details

Address	9/81 Bishop Street, Kelvin Grove
Asking Price	\$1,100,000
RPD	Lot 9 on SP 115906
Local Authority	Brisbane City Council
Zoning	Low Impact Industry (LII)
BCC Rates	\$795.80* per quarter
Urban Utilities	\$298.23* per quarter
Body Corporate	\$3,021.50* per half year

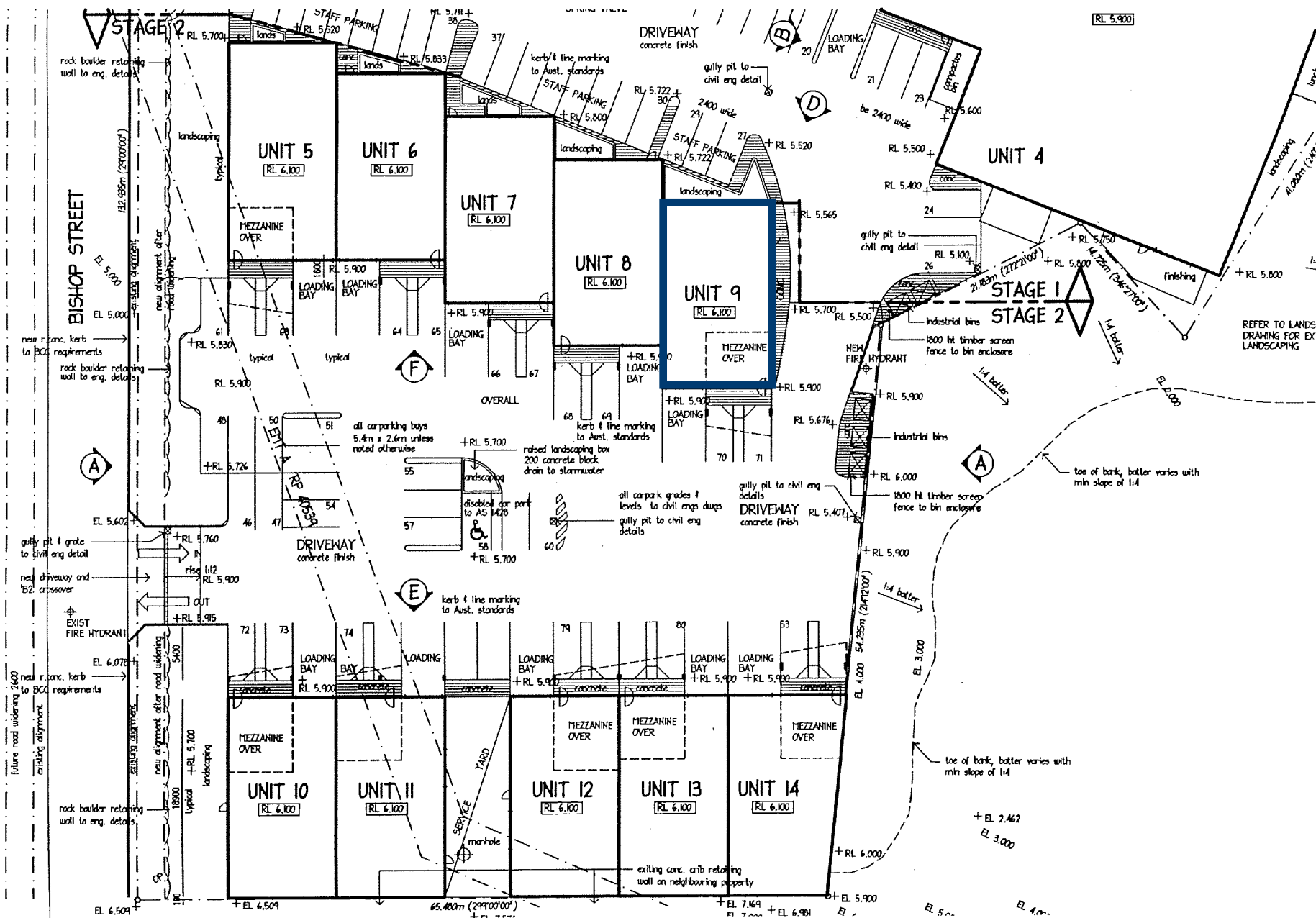




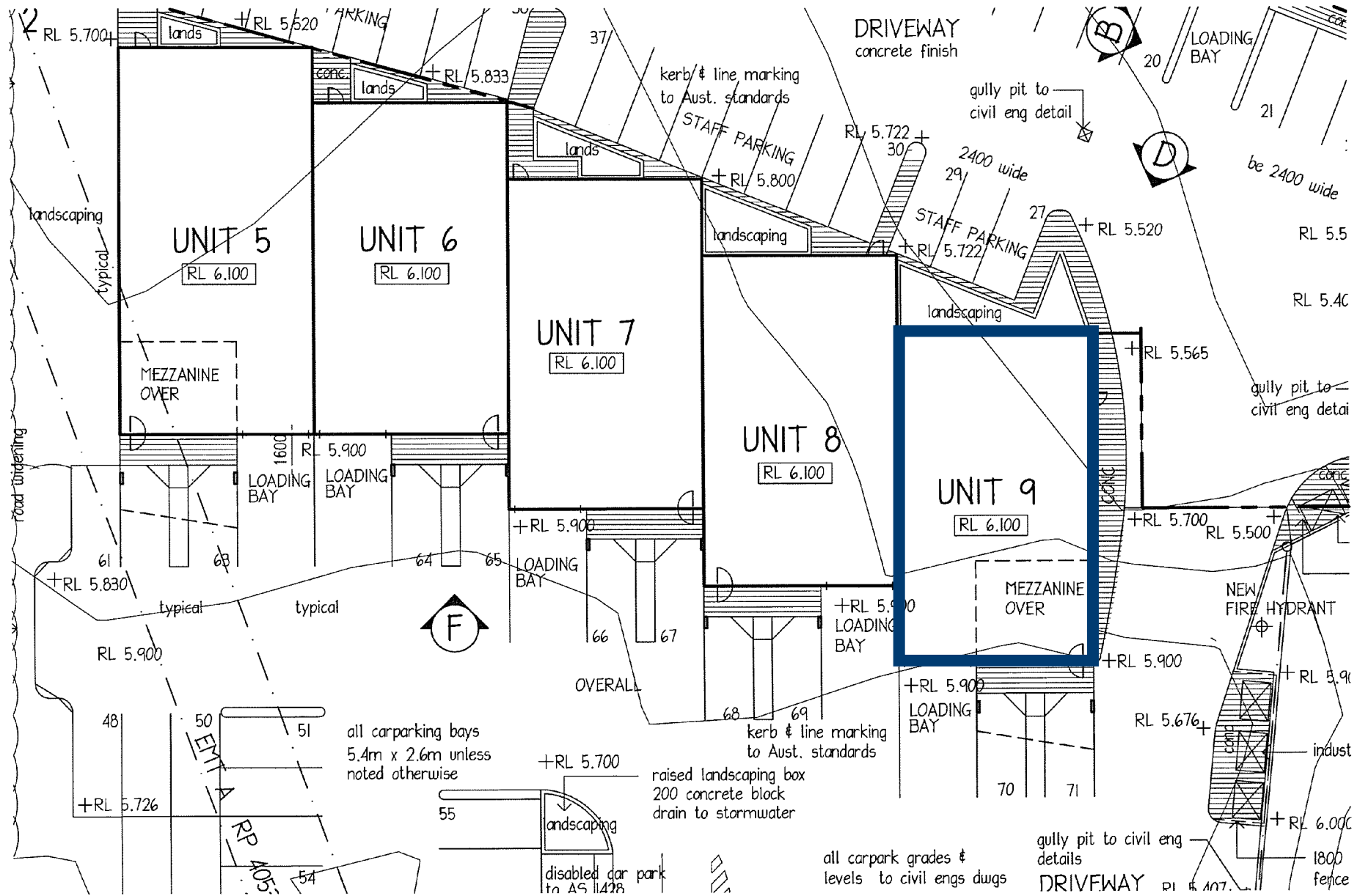
Site Plans



Site Plans



Site Plans



For further information please contact
the exclusive agent below.

Tony Pagano

+61 408 721 665 

tony.pagano@bluecommercial.com.au 

BLUE
COMMERCIAL