



### 3/22 Surf Parade Broadbeach, QLD

#### Prime Commercial in Broadbeach

Welcome to an extraordinary commercial opportunity in the heart of Broadbeach, where the pulse of the Gold Coast beats strongest. Presenting a net lettable 134 sqm retail shop with an additional 10 car spaces, this prime establishment boasts the success of a thriving teppanyaki restaurant, marking itself as a culinary gem in the bustling landscape.

#### Location, Location, Location:

Situated strategically on the corner of the Gold Coast Highway, this property stands proudly opposite the renowned Star Casino, Pacific Fair Shopping Centre, Convention Centre, and the Light Rail. The address offers unparalleled exposure, making it a focal point for locals and tourists alike. It's not just a corner; it's the Gold Coast's most prominent corner.

#### Property Features:

#### Investment Appeal:

A lucrative venture is secured with a 5-year lease in place, coupled with a 5-year option for continued prosperit...

- Price:** \$1,100,000
- Council Rates:** \$4,050.48 p/q
- Water Rates:** \$586.53 p/q
- Strata Rates:** \$3,936.24 p/q



**Paige Algie**

0416 579 380