



## Tenanted Investment Opportunity with Development Upside

24 Ern Harley Drive Burleigh Heads QLD 4220

### For Sale

- 1,141sqm industrial site in prime location
- 640sqm\* warehouse/factory/office facility
- Includes amenities, kitchen and lunch room
- Easy access for vehicles plus under cover parking for 3 cars
- Currently occupied by a long standing local business
- Located within an established and tightly held industrial estate
- Benefits from quick access to the M1 Motorway and Bermuda Street
- Rare freehold investment with strong development upside^
- Contact Corwells Commercial Property to arrange inspection

Burleigh Heads is a suburb on the Gold Coast. It's boundary extends as far north as Miami Headland, Miami, and as far south as Tallebudgera Creek, Palm Beach. To the west, is the township of West Burleigh, with its shopping mecca, and thriving industrial area.

\*Approximately

**PRICE GUIDE:** Contact Agent

Property ID: 1P7338  
 Suburb: Burleigh Heads  
 Property Type: Industrial  
 Land Size: 1141 sqm  
 Building Size: 640 sqm



**Gannon Hempel**

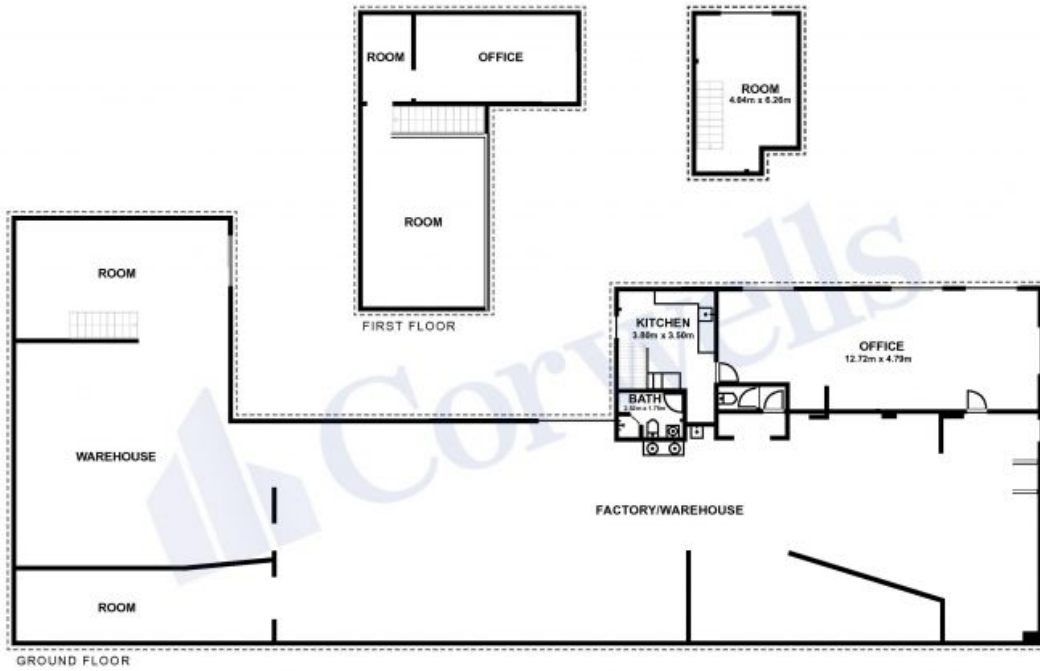
0416 364 844

**Corwells**

10/61 Cuthbert Drive, Yatala QLD 4207

www.corwells.com.au

07 3056 0588



24 Em Harley Drive, **Burleigh Heads**

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