

FOR SALE



8 Foote Street, Acacia Ridge

Looking for a house that can let you also run your small retail business next door with no extra rent? Your search **STOPS HERE !!**

Welcome to this unique property – 8 Foote St. Acacia Ridge.

This property offers a very spacious renovated 3 bedroom residential and a versatile commercial/ retail space on a good size block with **NO BODY CORP** fees. Total of 206sqm of useable area.

It is located in a semi busy street that offers good traffic flow and plenty of car parking space. The location is ideal for living in as the residential is positioned behind the retail space. (See

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Price: For Sale

View: remax.com.au/property-details/R2-4036955

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RE/MAX Supreme, Sunnybank

Floor Plan) The floor plan has been cleverly designed to allow the versatility of SEPARATE accesses for both residential and commercial purposes

For the residential section, there are three spacious bedroom, a rumpus room, one bathroom, separate toilet, open plan kitchen, separate living and dining with another huge rumpus, stand alone laundry. There are a total of 7 air-conditioning split system in the property (5 in residential & 2 in retail shop) ensuring comfort throughout 24/7 in summer or winter. This renovated residence can easily be rented out for \$550/week.

The back external area of this property has a shed and offers ample space for 3 car parks, allowing easy access from Mortimer Road. The versatile zoning allows for multi purpose usage and with a location second to none this property will TICK all your boxes whether you are buying it for your own use or an investor as the rental potential is a strong 7% return. (\$550/wk + \$600/wk) The demand for properties and prices in around this area is skyrocketing by the minute.

The current configuration includes a flexible shop front of 52 sqm suitable for a small retail business such as hair dressing, beauty, vet, solicitor, accounting or any other consultancy business. The office space also has an adjoining office that is accessible without entering the residential. This entire retail space can be easily rented out for \$2400 per month. You can enter either at the front or via the rear of the building where a tenant can park his car. This property is positioned in between a Kebab Takeaway shop on its left and a Medical Centre with a Pathlogy on its right. Next to the Medical Centre is a bakery shop.

PROPERTY FEATURES:

Residential Section:

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