



firstnational

COMMERCIAL Surfers Paradise



52 Peerless Avenue & 2577 Gold Coast Highway, Mermaid Beach

Prime Corner Mermaid Beach Freehold Investment with Development Upside

Surfers Paradise First National as the exclusive marketing agents are pleased to present one of the last remaining prime corner Mermaid Beach freehold investment opportunities beachside of the highway with strong development upside.

This high-profile position along the Gold Coast Highway offers an absolute prime location in the heart of Mermaid Beach. Set over two buildings with a total land size of approx. 1,002m² of prime re-development land. The current land improvements include a diverse mix of commercial and retail plus a residential flat over two buildings.

Current net holding income of \$226,694.74 p.a. + GST* and projected fully leased net income of \$389,094.74 p.a. + GST*.

Mixed use zoning allows for high rise re-development (STCA), strategically positioned for future growth in one of the Gold Coast's most sought after and dynamic growth corridors, aligning with the Gold Coast Light Rail expansion. Unrivalled convenience, just moments from world class beaches, The Star Casino, Pacific Fair and Broadbeach.

Trophy asset and location not to be repeated, rare opportunity with clear instructions to be sold.

For Sale by Private Treaty.

For further information please contact the exclusive agents:

Russell Rollington – 0412 898 129

russell@surfersparadisefn.com.au

Contact Agent

ID# 41028130252

Land Area 1,002 sqm

Property Type

Land/Development, Other, Retail/Shopping centres/Petrol stations

Building Area 5,988 sqm (approx)



Russell Rollington

0412 898 129



Rob Rollington

0400 780 339

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