

# FORDE



## 1/23 Project Avenue Noosaville QLD

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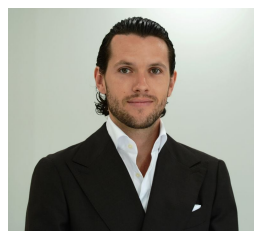
FORDE is delighted to present the sale of 1/23 Project Avenue, Noosaville, for sale by EOI at offers over \$1.35m.

Positioned in Noosaville's vibrant industrial precinct, 1/23 Project Avenue represents an outstanding opportunity for an owner-occupier or investor to capitalise on.

### Key Attributes:

- Approx. 300sqm of industrial space in a convenient location
- Potential income: \$70k to \$80k per annum
- Includes 300m2 industrial warehouse with 5m high clearance and dual roller doors
- Fitted with an office, kitchen, reception, multipurpose room and toilet
- Six allocated parking spaces

**Price** : OFFERS OVER \$1.35m  
**Building Size** : 300 sqm  
**Land Size** : 400 sqm  
**View** : <https://www.fordeproperty.com.au/sale/qld/sunshine-coast/noosaville/commercial/industrial/7931952>



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