

### 41-43 West Burleigh Road Burleigh Heads QLD

Lacey West Commercial are pleased to present this exceptional opportunity to secure 41 - 43 West Burleigh Road. Providing enormous exposure and a supreme location for any end user or developer the site is within metres of bustling James Street and Burleigh Beach.

The position and building allow flexibility for many business types.

Key features of the property include;

- ? 419m2 usable space over two levels
- ? Additional 56m2 enclosed carport area
- ? 974m2 premium fringe business, mixed use land
- ? Rare and valuable on-site car parking, totalling 11 spaces
- ? Internal area encompasses a reception, large open plan area, boardroom and multiple large offices
- ? Ducted air conditioning throughout

**Price** : EOI - Closing 9th May 2024 @ 5pm  
**Building Size** : 419 sqm  
**Land Size** : 974 sqm  
**View** : <https://www.laceywest.com.au/sale/qld/gold-coast/burleigh-heads/commercial/offices/7975159>



**Josh Cruden**  
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**James Borbidge**  
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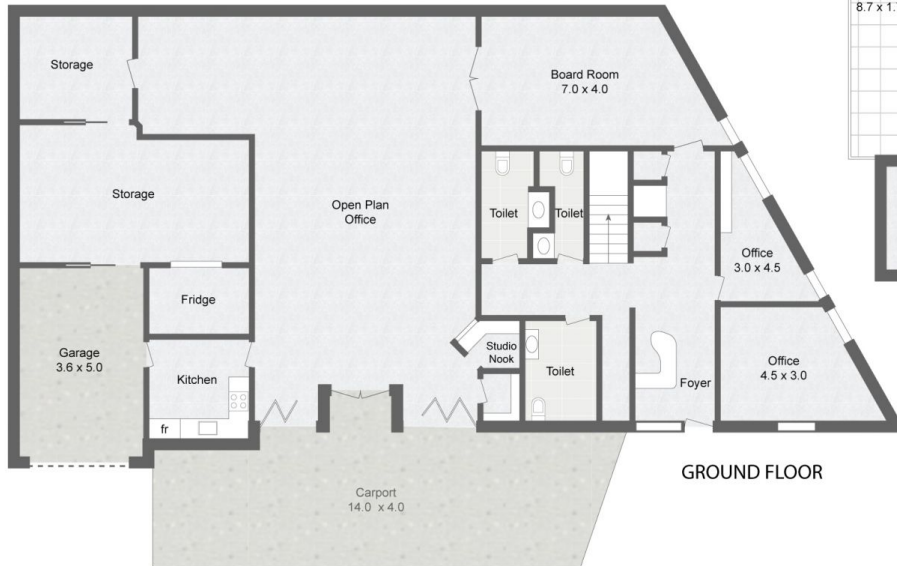


## LACEY WEST

James Borbridge 0414 735 046  
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41-43 WEST BURLEIGH RD  
BURLEIGH HEADS

LETTABLE AREA	419m <sup>2</sup>
EXTERNAL	14.5m <sup>2</sup>
CARPORT	56m <sup>2</sup>
TOTAL	489.5m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR

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