

# 11-13 Stevens Street, Southport, Qld 4215

## Other For Sale

Thursday, 18 April 2024

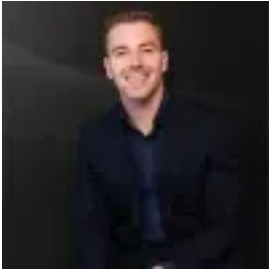
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**Bedrooms: 3**

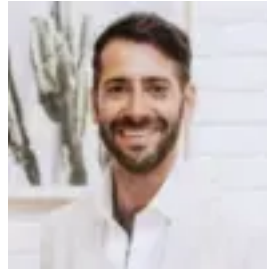
**Bathrooms: 1**

**Parkings: 4**

**Type: Other**



Corey Eleveld  
0438986916



Antonio Mercuri  
0434629521

## Offers over \$1,700,000

Prime corner block by the Broadwater - Holding income and development upside - Land bank or develop. Located on the border of Southport and Labrador on the Gold Coast within walking distance to the Broadwater. This property features 809sqm of land with a current commercial shop on-site offering development potential in a prime location. Corner Block: 809m<sup>2</sup> (double block) Dimensions: 20m x 40m Zoning: Medium Density Residential Building Height Limit: 15m Current Asset: Commercial Shop (103m<sup>2</sup> shop + 30m<sup>2</sup> Garage) Lease: \$2,216pm on a month-to-month lease The suburb of Southport borders the dazzling Broadwater. Southport is the heart of Gold Coast's CBD and while some parts are all about business, Southport offers plenty of leisurely and cultural pursuits too. The Broadwater is a huge calm water estuary offering peaceful and protected waters for all kinds of water-sports from jet-skiing to parasailing, kayaking, fishing or boating. Contact Corey Eleveld or Antonio Mercuri for further details. GV Property Group Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.