

# RE/MAX City



## 669-679 Ann Street Fortitude Valley QLD

Situated in the heart of Fortitude Valley's vibrant entertainment hub, this fully leased property represents an exceptional investment opportunity. Occupied by Brisbane's renowned "Beat Mega Club" for over 40 years, this asset spans across three titles at 669-679 Ann Street.

The location is a hotspot for retail, dining, and nightlife, making it a highly sought-after area for both investors and developers. Boasting a 40-metre frontage on one of Brisbane's busiest roads, the property benefits from exposure to approximately 60,000 vehicles daily. Its prime positioning offers excellent transport links further enhancing its appeal. An excellent investment with a strong tenant covenant and future development ability.

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|----------------------|---|
| <b>Type</b>          | : Retail  |
| <b>Price</b>         | : CONTACT AGENT   |
| <b>Building Size</b> | : 1800 sqm  |
| <b>Land Size</b>     | : 1213 sqm  |
| <b>View</b>          | : <a href="https://www.remaxcity.com.au/sale/qld/city-north/fortitude-valley/commercial/retail/8110745">https://www.remaxcity.com.au/sale/qld/city-north/fortitude-valley/commercial/retail/8110745</a> |



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