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COMMERCIAL INVESTMENTS - Point of Difference !

In This Issue:

COMMERCIAL INVESTMENTS -
Point of Difference !
Properties For Sale

Our Agency Specializes in Sourcing;

- * Off Market Opportunities
- * Post Auction Investments
- * Difficult or Impossible Properties.....

Especially engaging our services as a " Buyers Agent"

This can Save Valuable Time, Money & offer Qualified Results

..... Examples.....

1 - NEW 10 Year Lease + Options.

Quasi MEDICAL Group.Ground Floor , excellent Fit -out, established Tenant. Located 10 minutes from Brisbane CBD.

Indicative \$850K - \$900K. @ 6.6% - 7.0%

2 - GOLD COAST Investment & or Part Occupy?

Quality 2 Level Commercial Building .

NLA 606 m2, 19 Car Parks,

Reduced \$2.5m Now \$2.0m @ 9.5% - Income \$192,182.

3 - Regional Town Centre. NATIONAL Company / Service Station. Corner

Position.New Lease 10 + 5 + 5 years.

\$3.0m @ 8.0% nett.

* Tenant Maintains the Property.

4 - GOLD COAST CBD Investment.

New Lease 7 + 5 + 5 Years.

Impressive Retail / Commercial Building.12 Car Parks.

International Tenant.

Indicative \$4.5m @ 7.44%

5 - INVESTMENT + Up Side

Option 5 + 5 years 2017

Land 5,882 m2

Single Level Building NLA 1,950 m2

82 Parks + Benefit Public Car Park

Excellent Position / Arterial Road

Indicative \$5.0m - income \$373,404= 7.5% approx.

Properties For Sale

Top



Award Wining " Beach" Precinct Investment !

\$2,500,000

Rarely does this Type of "Award Wining" Investment come to hand ? Position Position Position! Famous Gold coast River Estuary, Parkland & walk to renowned Surfing Beach Entire Ground floor Shops of Apartment Building. Basement Car Park + Street Parking Leases 5 + 5 years Annual increases CPI & 5.0% Note; one of Australia Finest Award Wining Restaurant ! Don't hesitate, there can be only ONE Buyer !...

[Property Details...](#)



Seller's Loss , Your Gain ? " COOL" Building & Admin Offices- Occupy or Investment /

\$3,050,000 - NERANG

Air conditioned Admin Offices - Warehouse, Processing Areas & Retail Showrooms. Main Ground Floor - Cool Rooms, Blast Chillers, Prep rooms, Freeze Rooms. Facilities for Male & Female staff. Customer Car Park fronting Building Rear parking & Loading for Containers ? Access to M1 & Central Gold Coast. "SQF" Accredited Building * Ask about our Other Cool Warehouse Investment \$2.24m \$ 8.6% ?...

[Property Details...](#)



Gold Coast - "Cool" Bakery Investment @ 8.63% ?

\$2,240,000

And it just keeps getting better ? * Right Price. **Right Location ***Right Tenants ****Right Yield *****Quality Fit out ! * Food Suppliers to the Airline industry. Don't delay today ?...

[Property Details...](#)



Service Station -Lease 7 + 10 years as of now !

\$3,150,000

Rare OpportunitySE Queensland. Recognized Fuel Company "Hands Free Investment" Outgoings including Land Tax Paid by Tenant No Management required Bank Debit monthly payments. Clean Environment Report in 2013 Bona fide Inquires Please.. Note; we have other Service Stations, \$3.3m, \$5.4m, \$6.5m - \$18.9m Regional, Brisbane & Gold Coast "Off Market"...

[Property Details...](#)



Single Tenant Investment - Lease / Option 2022 "

\$6,680,000

Stand Out Investment ! * Constructed to the Highest Standard. * Secured by a Australian Giant Company. * Diverse Growth Industry for ongoing security! * Outgoings the responsibility of the Tenant * Developers Stock !!! *** "Above Market Yield ?...

[Property Details...](#)