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## SHOPPING CENTRES & SERVICE STATIONS- Investments

### In This Issue:

SHOPPING CENTRES & SERVICE STATIONS- Investments

Properties For Sale

Gold Coast, Brisbane & SE Queensland both "On & Off"Market.....  
 ..... 1 -RARE \_ Gold Coast Region

BEACHFRONT.....  
 Trendy Boutique & Al Fresco style SHOPS.  
 Secure Income Plus potential to increase ?  
 Established Traders, Leases 5 + 5 years.  
 Indicative \$3.9m @ sub 7.0% nett.

2 -Greater Brisbane "Pre- Purchase" NEW CONVENIENCE CENTRE 2017 \*IGA  
 Super Market + Discount Store & 9 Specialties  
 Leases 15, 10 & 5 + 5 years  
 \* Developers " 30 Day Window of Opportunity" before going Public ?  
 Deposit now - Balance on Settlement  
 Indicative \$11.5m - \$12.0m @ 7.5% Guaranteed + Expansion Opportunities in Stages  
 3 - 6.

3 - GOLD COAST New 2017 #SERVICE STATION, Drive Thru / Fast Foods & Brand  
 Names.  
 Leases 15, 10 & 5 + 5 years. 3.0% Annual Increases.  
 Desirable Location via M1. Taxation Depreciation Benefits  
 \* Deposit Now & Delayed Settlement.  
 Indicative \$8.47m @ 6.0% Nett.

4 - # This above & More + Childcare + Shops.Anchor Tenant - Lease 20 years .  
 Indicative \$13.0m - Gold Coast Corridor !  
 .....  
 Call In Confidence today, as these are for Limited Time Only.

### Properties For Sale

Top



### 2 Major Companies Investment @ 9.5% nett !

\$6,500,000

Secure, Super Investment ! Developers Stock. \*This Property Has it All ..... \*  
 Noted, Multi - Million \$ Companies. \* Security of Tenure \*\* \* Hassle Free- no management \*  
 Original Leases 2 x 10 Year + Options \* Substantial Building \*Strategic Location \* Regional  
 demand & Growth for these operators.Heavy & Light transport & machinery operations.  
 Photos indicative of Tenants Industry....

[Property Details...](#)



### Caltex Service Station on HIGHWAY 1

POA

Rare Opportunity .....SE Queensland. Lease 7 + 10 years as of now. "Hands Free  
 Investment" Outgoings include 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...](#)



## " Hassle Free" Investment @ 8.0% nett

**\$3,000,000**

Affordable & Lease / Option 2040 ! ..... Recognized Fuel Group Regional Location / Business Centre Prominent Corner position New Lease & Options 25 years Property Maintained by Tenant Site Responsibility of Tenant. \* We have another Service Station including Bridgestone 10 year lease. Principal Enquires Please , Photo for Illustration only....

[Property Details...](#)



## Recognised Pizza Group - New 15 yr Lease / Options

**\$750,000 - BROADBEACH**

Investors are you looking for; BEACH SIDE position ? Opposite Jupiter's Casino & "Light Rail"station. New Fit out ! Secure Lease & Options to 2031 "Brand Name"& Growing..... Don't hold back - rarely found at this Price.....

[Property Details...](#)



## Freehold - Strip Shops "You Won't Buy Better " @ 7.5%

**POA**

Greater Brisbane - BUSY Precinct ! RETAIL SHOPS / FOOD Profile..... Sound 2015 Leases 5 + 5 years Proven Performers Established & or Brand Names Excellent Access - Arterial Roads & Highway Unbeatable Location with Multi Million \$ Retail / Wholesale Traders. This will Not Last - Call Now !...

[Property Details...](#)