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## **SELECT - COMMERCIAL INVESTMENTS Brisbane , Gold Coast & Qld.**

Added to these; Both ON & OFF MARKET "Stand Out" Government, Brand Names / Fuel & Food opportunities. Brisbane & Gold Coast.

1 - Secure multi - level CBD Office Building, Previously Refurbished.  
Quality international Anchor Tenants.  
Two street Frontages.  
Future amalgamation for major Highrise.  
Indicative \$12.0m @ 6.0%

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2 - "Blue Chip" Government Office Building, Secure CBD Investment . New Lease.  
Can be Owned from afar !  
Indicative \$8.0m @ 6.0%

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3 - Highway -NEW Freehold - Super Market + Discount Store + 9 Specialties. Stage 2 of 6 stages.  
1 Hour from Brisbane  
Indicative \$11.5 - \$12.0m @ 7.5% + Tax Benefits.  
Deposit now - balance Xmas 2017

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4 -High Performing = Brand Name Service Station & Noted Drive Through + plus shops.  
High exposure, dense catchment.  
Purchase @ 6.0% potential 7.5% / 8.0%  
Indicative Price \$11.9m - OFFERS ?

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5 - Brisbane City fringe -  
Waterfront & River access. 2 Freehold / Leased Commercial Buildings.  
Indicative \$5.5m @ 7.25% nett  
Future redevelopment for multiple of Uses ?

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Note; the majority of the above Properties are NOT Public offerings, as they have been sourced for our VIP Clients only !

### **In This Issue:**

**SELECT - COMMERCIAL  
INVESTMENTS Brisbane , Gold  
Coast & Qld.**

Properties For Sale

### **Properties For Sale**

Top



### **Freehold - Strip Shops "You Won't Buy Better " @ 8.0%**

**\$3,900,000**

Greater Brisbane - BUSY Precinct ! RETAIL SHOPS / FOOD Profile..... Leases WALE 4 + 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...](#)

**Offers Invited - SERVICE STATION & TYRES @ 8.0% nett**



**\$3,590,000**

New 2015 Lease 10 + 5 + 5 years ..... Recognized Fuel & Tyre Group Regional Location / Business Centre Prominent Corner position Added Bonus; Property Maintained by Tenant & Site Responsibility of Tenant. Principal Enquires Please , Photo for Illustration only....

[Property Details...](#)

### **Desirable Location - Seller's Loss! 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...](#)

### **Affordable " Beach" Precinct Investment !**



**\$729,000**

Rarely does this Type of Investment come to hand ? Traditional Japanese Restaurant . Position Position Position! Famous Gold coast River Estuary, Parkland & walk to renowned Surfing Beach Ground floor Shop of Apartment Building. Basement Car Park + Street Parking Lease/ Option 2022 Don't hesitate, there can be only ONE Buyer...

[Property Details...](#)

### **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...](#)