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Secure or Up Side - INVESTMENTS or Approved DEVELOPMENTS ?

"Off Market" or On Market.....BEST BUYS !

..... 1 - GOLD COAST - Freehold - Showroom & Services. Multiple Tenancies.Modern & Presentable !
\$1.5m - Income \$109,910 = 7.3%

2 - SINGLE TENANT investment ."Lease Back" 5 + 5 + 5 years.Annual increases 4.0% .Modern Showroom, Admin Offices & Services.
\$2.62m - Income \$210,000 = 8.0%

3 - Modern OFFICE BUILDING - Brisbane.
Only 2 Quality Tenants. Excellent Fit out out , Communications & Parking.
Highway Exposure.\$4.18n @ 7.3%

4 - RETAIL BRISBANE - FUEL , FOOD & SERVICES. Anchor 2013 -10 yr Lease.
Plus annual 4.0% + % of T.O.
Drive Through same!
Convenient to M1.
Opportunity ?
Buy @ 6.0% & Achieve 8.0% within 6 months with our assistance ?
Indicative \$10.4 - \$11.9m.....

OFFER ; to save Time & Money engage our qualified services as a "Buyers Agent" with 47 years of Corporate & Independent Commercial experience.

Call Now Kelvin Nickalls - 07 5593 3800.....

In This Issue:

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Properties For Sale

Properties For Sale

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New Offering & Price - APPROVED "RETAIL" Multi Use Site ?

\$3,750,000

APPROVED- Multi Uses- Retail, Fuel, Medical Site & or Tavern Site ? Greater Brisbane - Opportunity for Builder @ ONLY \$147.00 /m2 .. Level Site 95.0%. Entire Highway Frontage. Lights / Intersection / entrance. Approx 80.0% Tenants identified. 1 Anchor Tenants Lease committed @ \$270,000p.a. * All Information under a "Confidentiality Agreement" from receipt of a Expression of Interest. Note; Photos for Illustration of uses Only

[Property Details...](#)



Commercial / Legal Investment - Robina CBD !

\$2,490,000 - ROBINA

Located in the Robina Town Centre Business Precinct !
..... 2 Floors; Separate entrances. Ground Floor- Multi Tenants 1st Floor - Lawyers only. Air - conditioned, Full Facilities, Signage Pylon, Parking in Front & Opposite Shopping Centre. Prominent position exposure, easy access . Rare Investment Opportunity Now ?...

[Property Details...](#)



"Caltex " Service Station [Fibreglass Tanks] @ 7.7% ?

\$5,440,000

Near New Building & Lease 10 + 10 years A Company Lease Tenant responsible for majority of outgoings Taxation Depreciation Benefits Highway Access to major outlets. Yes- "Hassle Free" Investment . Purchase & Forget ! Principal Enquires Please....

[Property Details...](#)



"Approved Site" for Highrise Units + Shops + Income !

POA - SOUTHPORT

Approved - 52 Unit Development Site Central Southport..... 1, 2 & 3B/rm En- suites style. Ground floor Cafes, 1st floor Pool & recreation & Gym 1.5 Klm to Broadwater Easy access to Shopping, Schools, Medical. * Initial income from existing improvements ** Plus, income from new Commercial Lease 10 years! For Confidential Enquires, call now !...

[Property Details...](#)



Reduced Price -Secure " Town Centre" Service Station @ 8.2%

\$3,328,600

Affordable, Secure & Highway Position ! Regional Queensland. New Lease 2015 - 10 + 5 + 5 years Environmental report prepared prior to occupancy Property the Responsibility of the Tenant All necessary Upgrades in 2015. "Buy & Forget" Investment ! Photo for Illustration Only Principal Enquires please.....

[Property Details...](#)