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New or OFF MARKET COMMERCIAL INVESTMENTS.

In This Issue:

And our Tried & Proven Investments Gold Coast , SE Queensland & or Interstate

**New or OFF MARKET
COMMERCIAL
INVESTMENTS.**

Properties For Sale

1 - Established Childcare, NATIONAL Tenant- New 2017 Lease/ Options for 40 years.
ALL Outgoings responsibility of the tenant.
"Buy & Forget" Investment \$1.7m @ 6.1% [Non Qld.]

2 - Regional, Town Centre. Showroom & Services. Public Company Tenant. Lease / Options
25 years. Indicative \$1.89m @ 9.0% nett
* ALL outgoing Responsibilities of Tenant

3 - Showroom, Admin Offices, Sales & Services. Land 4,000 m2 Recognized Brand Name
Tenant . New Lease 5 + 5 years. 4.0% p.a. increases.
\$2.8m Income \$210,000 = 7.5% nett.

4 - " Off Market" Gold Coast - Industrial Warehouse Building. NLA 1,000 m2 approx "SINGLE
TENANT" High Profile Company.
Convenient to Arterial Roads & M1.
Indicative @ \$1.95m @ Sub 7.0% nett.

5 - " Off Market" INVESTMENT + UPSIDE !
M1 exposure - Corner position.
Modern Service Station + Free stander / Drive Thru + Commercial Premises. Leases 20, 10 &
5 years.
Annual 4.0% increases
Plus % of Turn Over
Price Negotiable - \$10.4m - \$11.9m
Dependent on the deal ?

All Enquires in Confidence by email under a "Expression of Interest"{

Properties For Sale

Top



GENUINE Reason for Sale- OFFERS ? Huge Building + UPSIDE+ 9.0% !

\$7,900,000

Brisbane to Gold Coast Investment. "Key" location to Major Traders & Distributors.
Substantial older style Building. Generous Site + 2 Street Frontage / Arterial Rd.
Conservative Rents. Majority of 5 Tenants related ; Recreation & Sports. * Holding
Investment & future redevelopment ? Genuine Reason for Sale..... Submit your "
Expression of Interest"today !...

[Property Details...](#)



When BIG is BEST ! Opp Bunnings & Close " Harbour Town"

POA - LABRADOR

Yes, the Last of BIG LOT in this Strategic Location. * 40 BIG SHEDS * 2.75 ACRE'S *
Opposite New Bunnings Super Store. * Adjoining; Harbour Town Shopping Centre * Clean,
Functional, Generous, Multiple Sheds Ideal Redevelopment; Storage Facilities / Land Bank
& or ??? Confidential Enquires - Principals Only...

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...



" Beach" Precinct- Award Wining - 2 - you choose ?

\$695,000

Rarely do these Type of Investments come to hand ? Traditional Japanese & Award winning French Restaurant . \$695,000 & \$925,000..... 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 & by Negotiation. Don't hesitate, there can be only ONE Buyer...

Property Details...



Remodelled Building - Yes - Own or Investment ?

POA - NERANG

2 Level - front section, of Building Air conditioned Admin Offices. Open Span Warehouse. Retail Showrooms..... Facilities for numerous Male & Female staff. Customer Car Park fronting Building. Rear parking & Loading for Containers ? Access to M1 & Central Gold Coast....

Property Details...