



Income assured in quality premises

A RARE opportunity to purchase a fully-leased, stand-alone industrial investment in the popular Kunda Park precinct is now available.

The 33 Page St property represents a freehold investment and is being exclusively offered for sale with Jason O'Meara and Scott Gardiner of Savills Sunshine Coast.

"This is an outstanding investment opportunity in a market where Savills is witnessing strong pent-up demand from investors looking for quality properties in well-established and highly sought-after business locations such as Kunda Park, which continues to

perform extremely well," Mr O'Meara said.

"It ticks all the boxes from an investment point of view, given the building's high-quality design and construction, secure and successful tenant, and future value-add potential."

The 33 Page St property is fully leased to One Stop Kitchen Shop/One Stop Joinery Qld, which has been in occupation since 2006.

The tenant has a three-year lease to June 2017, with two further three-year options.

Current income is \$140,100 per annum plus outgoings and GST.

The stand-alone building comprises a total of 1279sq m of lettable area on the



AUCTION LOOMS: 33 Page St, Kunda Park, is offered for sale by offers to purchase closing on June 30. PHOTO: CONTRIBUTED

ground floor, including warehouse and a well-appointed reception and showroom area.

In addition to this space, there is also quality mezzanine executive offices and boardroom above the showroom. This upper level has three to four offices as well as toilet and kitchen amenities.

The property has been

designed and split into three separate warehouses which provide the purchaser with great flexibility in the future to lease out to separate tenants individually or combinations thereof.

It also provides the potential future opportunity for three separate units, of 606sq m, 447sq m and 226sq m respectively, on the creation of strata titles.

Mr Gardiner said 33 Page St was ideally positioned in the centre of the Sunshine Coast in a well-established, sought-after industrial estate providing convenient access to both the Bruce Hwy and Sunshine Mwy.

"Page St is very well located and easily identified due to its prominent exposure within the Kunda Park precinct and its access

from Pike St, adjoining Maroochydore Rd, at the intersection adjacent to the Puma Service Station," he said.

The property is offered for sale by way of offers to purchase closing at 4pm on Thursday, June 30.

For further information contact Mr O'Meara on 0408 087 868 or Mr Gardiner on 0415 679 112.



TOURIST MECCA: Jetty 17, 248 Gympie Tce, Noosaville, was sold for \$1.2 million. PHOTO: CONTRIBUTED

Investor splashes out on jetty venture

A NOOSA River jetty leasehold site and business at Noosaville has changed hands for \$1.2 million in a deal struck by Ray White Commercial Noosa and Sunshine Coast North.

The sale of Jetty 17, 248 Gympie Tce, Noosaville, by John Petralia of Ray White Commercial Noosa and Sunshine Coast follows the sale by Mr Petralia earlier this year of the nearby Pelican Boat Hire Business

for an undisclosed sum.

Mr Petralia said the 488sq m tenanted site of Jetty 17 had been offered for sale for an extended period by other agents and it attracted strong interest when listed with Ray White Commercial Noosa and Sunshine Coast North.

"This transaction on behalf of local business owners again confirms the value of these leasehold riverfront sites," he said.

"There were 40 inquiries on the property, including some from the people who had looked at the Pelican Boat Hire site.

"However the purchaser was a new inquiry that came from the marketing campaign to highlight this opportunity.

"This result shows the value of investing in advertising when selling a commercial property.

"I had a number of

inquiries, where people who were here on holidays saw the print ads and sent the information to relatives and friends who live interstate."

Mr Petralia said the new owner was relocating from Brisbane and would be actively involved in the running of the boat and kayak hire business at Jetty 17.

Further inquiries to Mr Petralia on 0414 812 719.

Ray White



Mortgagee in Possession Three Development Sites

Chinchilla Lots 201, 202 and 204 Ainsworth Street

- Three land parcels
- Lot 201: 1.84ha* previous DA for visitor accommodation zoned 'Rural'
- Lot 202: 2.42ha* DA for 50 accommodation units and 50 visitor accommodation cabins zoned 'Rural'
- Lot 204: 1.33ha* previous DA for 58 unit motel zoned 'Rural'
- Services located on-site
- Available individually, in one line or any combination

Expressions of Interest

Closing Thursday 14 July 2016 4pm

Daniel McNamara 0417 642 965

Brian Hodges 0419 355 394

raywhitecommercial.com Property ID 1483220

Ray White Commercial Toowoomba

*approx. RIVC712

Demand for shops in centre

RETAIL investments in Southport Central Towers on the Gold Coast are in demand with two tenanted properties sold by Ray White Commercial for \$1,534,000.

A sushi shop in a 106sq m ground-floor tenancy with a 43sq m outdoor area at Lot 3007 in the complex at Lawson St, Southport, was sold for \$954,000 by Tony Grbcic of Ray White Commercial GC South on behalf of H&C Riverside Investments Australia Pty Ltd for a yield of 7.2%.

Adam Grbcic of Ray White Commercial GC South sold the 59sq m tenancy with a 53sq m alfresco area leased by a

real estate agency in Lot 3018 on behalf of the same vendor for \$580,000 and a yield of 6.2%.

“Both buyers were local Chinese investors who purchased on cash contracts with 30 day settlements,” Adam said.

“We have now completed five recent retail investment sales in Southport Central Towers.

“We have also launched Lot 2011 which is a new tenanted investment occupied by Hot Pot Restaurant on a new five-year lease. Net rental income is \$81,886 per annum.”

Tony said Lot 3007 and Lot 3018 were both on



SNAPPED UP: A sushi shop in a 106sq m ground-floor tenancy with a 43sq m outdoor area in Southport Central Towers on the Gold Coast has sold for \$954,000. PHOTO: CLARE SMITH

long-term leases and returning net rental income of \$68,320 and \$36,000 respectively.

“All of these investment properties are ideally situated in the heart of the Southport CBD,” he said.

“They are strategically located between all major services and amenities and the Gold Coast Light

Rail network.” Further inquiries to Adam on 0404 087 772 or Tony on 0407 968 667.

Suite in prime position for foot traffic

A COMMERCIAL office/retail unit at Mooloolaba is being offered for lease by Ray White Commercial North Coast Central and G1 Property.

The 62sq m suite in the Mantra Arcade at 9/121 Mooloolaba Esplanade, Mooloolaba, is being marketed by Ray White Commercial North Coast Central’s Damien Poole and Emily Pendleton in exclusive conjunction with G1 Property’s Bob Stewart.

Mr Poole said the suite was situated within the arcade leading to the Mantra International.

“This property is exposed to dual entry points and high passing foot traffic from the Mantra hotel,” he said.

“The corner position within the arcade, opposite the busy O’Malley’s Irish Pub, is surrounded by a complimentary mix of retail and commercial outlets.



POPULAR PRECINCT: The 62sq m suite in the Mantra Arcade at 9/121 Mooloolaba Esplanade, Mooloolaba, is available for lease. PHOTO: CONTRIBUTED

“It is a fantastic opportunity to position your business on Mooloolaba’s tourist strip with the premises located in one of Mooloolaba Esplanade’s most popular tourist resorts, Mooloolaba International, run by the

Mantra Group,” Ms Pendleton said.

The suite is available for net rent of \$46,500 per annum.

Further inquiries to Ms Pendleton on 0402 435 446, Mr Poole on 0414 457 022 or Mr Stewart on 0423 422 480.

red nose day

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Ray White

21.68ha* Land Bank or Development Site

Innes Park Corner Innes Park Road and Back Windermere Road

- 15mins* from Bundaberg CBD
- Ex-pastoral land approved for residential development
- DA for 204 lots (600m²* to 906m²*) and OPW Lodged for Stage 1
- In close proximity to Innes Park Golf Club and Country Club, local shops and beaches

Expressions of Interest

Closing Tuesday 26 July 2016 4pm

Mark Creevey 0408 992 222

Andrew Burke 0417 606 128

raywhitecommercial.com

Property ID 1483686

Ray White Special Projects (QLD)

*approx. RMC/CSB



KnightFrank.com.au

Knight Frank

Boundary indicative only

For sale by expressions of interest closing Tuesday, 21 June at 4pm

Development site

Part 65A–65C Stadium Dr, Coffs Harbour NSW

- 2.1 hectares* of R2 Residential Land
- DA Approved for 47 attached dwellings
- 12 Stage approval providing delivery timeframe flexibility
- Scenic outlook close to new medical facilities, University, TAFE and sporting grounds

02 4920 5700

Michael Boom 0410 764 599

Ross Cooper 0423 761 955

View at KnightFrank.com.au/2943569

*Approx

503,000 Pairs of Eyes on Your Commercial Property

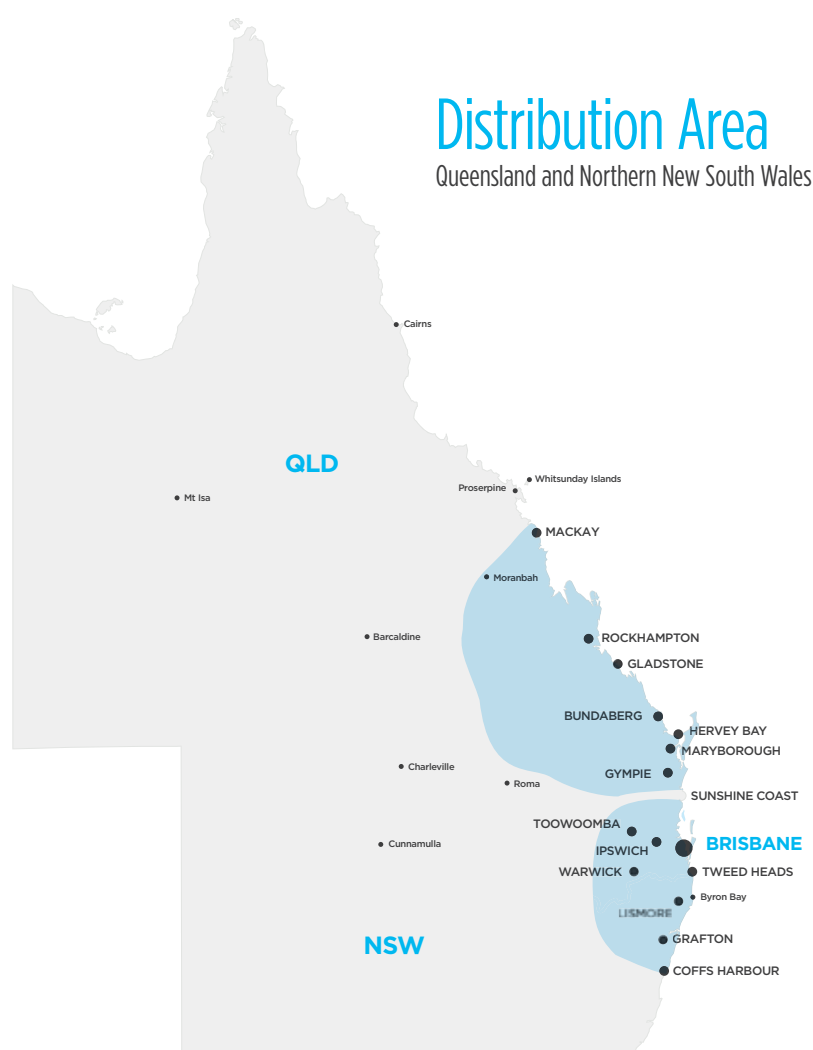
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