







HIGH YIELD MIXED USE INVESTMENT WITH NATIONAL TENANT

If you're looking for something special with high yield and multiple tenancies to ensure your risk is spread around then this is the one!

Solidly constructed on a 1303sqm allotment and with a total of 9 tenancies all on one title means this investment not only has strong income but tracks at a high occupancy rate across a broad tenancy mix, whilst minimising outgoings, protecting your overall ROI.

Situated in the Emerald CBD precinct this property is always highly sought after by retail and professional tenants as it is very conveniently located with 3 street frontage (Hospital Rd, Yamala St & Retro St) with ample on-site and street parking.

Seven of the nine tenancies are retail/professional offices including a national tenant (Brumby's Bakery) with the remaining 2 tenancies being residential units at the rear of the property.

This property features:

- High Profile Location

- Gross income exceeding $300K annually

- Multiple mixed use tenancies to spread income risk

- Long standing national tenant

- Solidly constructed building in a growth market

29 1,303m2

Price	SOLD
Property Type	Commercial
Property ID	10664
Land Area	1,303 m2
Office Area	1,000 m2
Warehouse Area	303 m2

AGENT DETAILS

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

- CPI increases and tenants contribution to outgoings

This truly is a quality investment and will be a great addition to a savvy investors portfolio. For full details and an Information Memorandum please contract JT Tillman from Blue Moon TK Property on 0412 262325.

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