



Sale

88 Buckland Rd, Nundah

Pizza Hut Nundah



- 'AAA' rated investment
- 2 level retail and commercial facility
- Gross Floor Area: 370m²*
- Net Return: \$174,221* + GST *Approx

Auction to be held on site 11am 20th May 2015
Gavin Moore 0422 222 978
Jay Whatley 0421 702 885

LEVEL 5/410 QUEEN STREET, BRISBANE 07 3231 9777
 www.bne.mcgees.com.au

60 PRIME SITE

Potter goes underground

VETERAN Gold Coast developer John Potter has bought land beneath a Broadbeach street in a \$3.11 million deal with the State Government.

The purchase enables land under a major section of the Main Place shopping precinct at Broadbeach to be used for parking for a 50-level tower that is approved for site.

Mr Potter yesterday said buying the volumetric title beneath the road delivered a potential saving of \$7 million in basement construction costs and the provision of an extra 200 car spaces.

Facing up to a



IT'S A DEAL: Phil Grant and Dillon Murphy at the Brendale site. Picture: Glenn Barnes



Lease

117 Adelaide Street, Brisbane

Iconic Brisbane Arcade Retail

- Prime street and arcade frontage: 81m²
- Lower Ground Floor: 37m²
- Suitable for both food and fashion
- Direct access to Queen Street Mall

Further opportunities available for boutique retailers and office use

Gavin Moore 0422 222 978
Jay Whatley 0421 702 885



LEVEL 5/410 QUEEN STREET, BRISBANE 4000

07 3231 9777

www.bne.mcgees.com.au

High Octane Investments
 New 15 year ground leases



FOR SALE by Auction 10.30AM AEST
 Wednesday 13th May 2015

- ✓ New 15 year leases
- ✓ Annual reviews
- ✓ 4x5 year options
- ✓ Premium Woolworths tenant

Suburb	Address	Gross Income
Eli Waters (Pialba)	52 Boat Harbour Dr	\$140,000
Gympie South	92-94 River Rod	\$85,000
Kallangur	1399 Anzac Ave	\$98,000

For more information, please contact:
Blake Goddard 0407 604 307
Sam Byrne 0414 421 110
 jll.com.au



07 3231 1311



28-32 Wharf St KANGAROO POINT

Premium Development Opportunity

- DA approved for short term accommodation module
- Over two lots, approx. 1,002 sqm of land
- 36.7m street frontage approx.
- Unbeatable location

Colin Walsh
 0425 257 257
 colin.walsh@trcbd.com.au

Kai Liu
 0430 568 851
 kai.liu@trcbd.com.au

Expressions of Interest
 Closing 4pm 30th April 2015



Prime TradeCoast freestander – occupy or invest



122 Benjamin Place, Lytton

- Modern 1,802sqm* concrete tilt panel facility in sought after TradeCoast precinct
- 1,522sqm* clear span warehouse with 9m* clearance and 280sqm* corporate office
- Substantial short term holding income of \$20,000* per month plus outgoings and GST
- The building is in excellent condition and will be available for occupation from September 2015 *Approx.

www.jll.com.au/501501999

EXPRESSIONS OF INTEREST Closing 4pm (AEST) Friday 24 April 2015

Shaun Canniffe 0409 059 578 **Brendan Delahunty 0409 643 560**

Brisbane 07 3231 1311



Surplus site – will be sold



173 Pine Road, Richlands

- 12,880sqm* site zoned II Industry Investigation
- Two street access, with one frontage over 100m*
- Fully security fenced
- Useable road base hardstand areas
- Close proximity to major arterial networks and train station
- Above Q100 flood level *Approx.

www.jll.com.au/501504135

FOR SALE VIA PUBLIC AUCTION
 10am Wednesday 13th May 2015

Chris Cash 0488404931

Brisbane 07 3231 1311

need to consolidate

PHIL BARTSCH

A CONSTRUCTION industry training specialist has assembled its operations under one roof after securing a facility north of Brisbane.

Face to Face Training Services has taken a four-year lease with two three-year options on a 1670sq m office/warehouse at 36 Kremzow Rd, Brendale.

On a 2687sq m parcel of land, it comprises about 920sq m of office space and a 750sq m

warehouse. The deal was negotiated by NAI Harcourt's Phil Grant and Raine & Horne Commercial's Dillon Murphy, who introduced the tenant.

It was struck at a rental rate of \$250,000 plus GST and outgoings.

Mr Grant said Face to Face Training Services moved quickly to secure the facility.

"They were not after the traditional sort of set up but something with a larger office component," he said.

"And the combination of that and the ability to utilise the existing fitout and the warehouse for training as well as the property's access and ample car parking made it a good opportunity."

Mr Murphy said Face to Face Training Services had previously been operating from three separate locations in the Brendale area and would now combine operations.

"They were focused on staying in Brendale and this prop-

erty presented very well so they jumped at the opportunity," he said.

Mr Grant said over the past 12 months there had been a significant uptake of good quality stock in the precinct, particularly freestanding properties.

"We're now facing a bit of a shortage and with quite a few groups with requirement still in the market, secondary stock also in now being taken up," Mr Grant said.

sprake commercial
Real Estate Since 1938

Blue Chip Investment

- ✓ Well established national tenant
- ✓ 5 year lease with 2 x 5 options
- ✓ Fixed annual review 3.5% - net income \$95,385 Jul 2015
- ✓ Full Depreciation Schedule
- ✓ Prime Location - Fraser Coast

Tom Wilson
m: 0427 858 082
e: tom@herveybaycommercial.com.au

Signature Building 19-21 Torquay Rd, Pialba

Sprake Commercial Hervey Bay & Maryborough **informed • success**

Secured office investment at 8% nett return

- Established International Tenant with strong trading history
- Net income of \$41,766.91* per annum
- Tenant pays all outgoings and land tax
- Secure annual increases and strong depreciation benefits
- Suited to Corporate, Family and Superannuation Investors
- Located in growing Brisbane's Southside

COLDWELL BANKER COMMERCIAL F & J GROUP

Joseph Miu J.P. (Qualified)
0402 963 355

*approx

SALE/LEASE



Secure Your Future
21/43 Lang Parade, Milton

- 285m² office/warehouse
- Outstanding location
- Highbay warehouse
- Container height roller door
- Four exclusive car parks
- Perfect for owner/occupier

PAUL DWYER 0417 478 168

AUCTION



Corporate 193m² Building Liquidation
Building 6/1378 Lytton Road, Hemmant

- 193m² Office/warehouse
- Commercial quality office
- Brand new fit-out
- Modern tilt panel construction
- Highbay warehouse
- Container height roller door

DAVID GIBSON 0431 119 602 **PAUL DUGAN** 0403 945 098

AUCTION



The Eye of Southlink - Position Yourself Here
50 & 60 Corymbia Place, Parkinson


- 7755m² site over two titles
- Buy individually or together
- D & C your own facility
- Minutes to local amenities

Auction 29th April 2015 unless sold prior

JAMES HAINING 0466 364 284 **DOMINIC CONDON** 0407 655 281

jll.com.au/properties

Northern corridors most affordable industrial land offering



50 Magnesium Street, Narangba

- 3.5ha* of useable industrial land
- 61,610sqm* Industrial lot
- Strategically located in close proximity to North Lakes Business Park, North Lakes Town Centre and M1 Bruce Highway
- Excellent proportions allow for a range of industrial development outcomes
- Only 1.22km* from the Boundary Road / Bruce Highway interchange within high growth SEQ northern corridor

www.jll.com.au/501502447

FOR SALE VIA TENDER
Closing 4pm Thursday 23 April 2015

Chris Davis 0449 020 777
Brendan Delahunty 0409 643 560

Brisbane 07 3231 1311

LEASE



One Location - Two Perfect Opportunities
47 Brighton Road, Sandgate

- Ideal restaurant/cafe
- Tenancy B 268m² office
- Prime Sandgate location
- Main road exposure
- Great lease incentives
- EOI close 23rd April 2015

MARTIN CLAY 0432 156 647

Chase COMMERCIAL Partnering people **chasecommercial.com.au**

jll.com.au/properties

Prime TradeCoast investment with development upside

FOR SALE




326 - 340 Thynne Road, Morningside

- 11,475sqm* prime office and warehouse facility securely leased to Toll until July 2018
- Returning \$1,745,000p.a.* net
- Functional 5,231sqm* vacant warehouse on 2.23ha* site ripe for refurbishment and further development
- DA approval for 5,872sqm* expansion
- 40,324sqm* of freehold IN1 industry zoned land over two titles
- Prime address located just 6km* from the Brisbane CBD and 2km* from the vibrant Oxford Street café precinct
- Flexible options to expand, redevelop and invest in the most unique TradeCoast opportunity of 2015

www.jll.com.au/501524867

FOR SALE VIA OFFERS TO PURCHASE
Closing 4pm Thursday 14 May 2015

Aaron Bates 0410 650 663 aaron.bates@ap.jll.com
Chris Davis 0449 020 777 chris.davis@ap.jll.com

Brisbane 07 3231 1311