60 PRIME SITE MCGEES

Sale

88 Buckland Rd, Nundah

Pizza Hut Nundah



- 'AAA' rated investment
 2 level retail and commercial facility ■ Gross Floor Area: 370m^{2*} ■ 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

Potter goes Facing up to a



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

underground VETERAN Gold Coast devel-

oper 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.



117 Adelaide Street, Brisbane

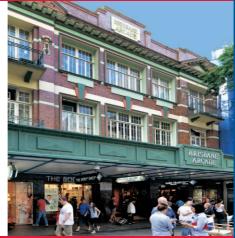
Iconic Brisbane Arcade Retail

- 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

High Octane Investments New 15 year ground leases



	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 Blake Goddard Sam Byrne



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

Expressions of Interest Closing 4pm 30th April 2015

Colin Walsh 0425 257 257

colin.walsh@trcbd.com.au

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

Prime TradeCoast freestander - occu



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 www.jll.com.au/501501999

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

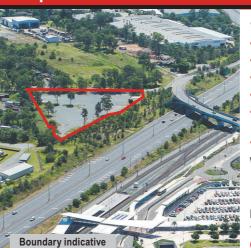
Shaun Canniffe 0409 059 578

Brendan Delahunty 0409 643 560

Brisbane 07 3231 1311

*Approx

Curplus site will be sold



173 Pine Road, Richlands

- 12,880sgm* 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 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 out-

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 property 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, freestanding particularly 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.



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

C PAUL DWYER 0417 478 168



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

C PAUL DUGAN 0403 945 098



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

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

Auction 29th April 2015 unless sold prior



One Location - Two Perfect Opportunities 47 Brighton Road, Sandgate

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





chasecommercial.com.au

sprake commercial



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

Signature Building" 19-21 Torquay Rd, Pialba e: tom@herveybaycommercial.com.au 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



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

*approx

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
- Only 1.22km* from the Boundary Road / Bruce Highway interchange within high growth SEQ northern corridor www.jll.com.au/501502447

*Approx

FOR SALE VIA TENDER Closing 4pm Thursday 23 April 2015 0449 020 777 **Chris Davis** Brendan Delahunty 0409 643 560

Brisbane 07 3231 1311

jll.com.au/properties



Prime TradeCoast investment with development upside

FOR SALE





326 – 340 Thynne Road, Morningside

- 11,475sgm* 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.ill.com.au/501524867

*Approx.

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

Aaron Bates Chris Davis

0410 650 663 0449 020 777

aaron.bates@ap.jll.com chris.davis@ap.jll.com

Brisbane 07 3231 1311