

FOR SALE BY EXPRESSIONS OF INTEREST

# SOUTHSIDE RETAIL/COMMERCIAL INVESTMENT PLUS FURTHER DEVELOPMENT OPPORTUNITY

11 Supply Road, Bentley Park, South Cairns

VALUE ADD REFURBISHMENT OPPORTUNITY



**TWO EXISTING BUILDINGS/PREMIER CORNER POSITION/ ONE EXISTING TENANT  
TWO DRIVE THROUGH FACILITIES/EXCESS LAND TO BUILD/SITE ONLY 18% DEVELOPED**

1st Floor Village Lane, 20 Lake Street • Phone: **07 4051 8922**

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**CBRE**

11 Supply Road, Bentley Park, South Cairns



— Approximate boundary only

**SOUTHSIDE RETAIL/COMMERCIAL INVESTMENT PLUS FURTHER DEVELOPMENT OPPORTUNITY**

- + RPD: Lot 133 on SP178665
- + CTR: 50557678
- + Land Area: 3,397m<sup>2</sup>\*
- + Corner Frontage: 115 metres
- + Zone: Commercial/Industrial
- + Improvements:
  - Building 1: 206m<sup>2</sup> with a drive through
  - Building 2: 401m<sup>2</sup> with a drive through
  - Total: 607m<sup>2</sup>**

- + Car Parks: Approx. 25 off street car parks
- + Property Outgoings:
 

Council Rates	\$9,514
Insurances	\$4,865
Land tax	\$6,380
<b>Total</b>	<b>\$20,759</b>
- + Total Net Income (fully leased): \$122,918
- + Further Development Options: Capacity exists to construct up to an additional 700-1000m<sup>2</sup> subject to design and subject to the future of the drive throughs which are currently not being used

NAME	AREA	RENTAL PA	TERM	START	REVIEW	RENTAL RATE
<b>Ex-Seafood Shop</b>	206m <sup>2</sup> * <small>(inc cold room)</small>	\$55,000	Vacant			\$270/m <sup>2</sup>
<b>Ex-Video Store</b>	281m <sup>2</sup> *	\$50,000	Vacant			\$178/m <sup>2</sup>
<b>Subway Pty Ltd</b>	120m <sup>2</sup> *	\$38,677	5 Years	31/08/2016	CPI PA	\$322/m <sup>2</sup>
<b>TOTALS</b>		<b>\$143,677 PA + GST</b>				

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