

Auction



Investment - With Brisbane City Council as Your Tenant

46 Colebard Street West, Acacia Ridge

- Fully fenced freestanding industrial building
- Newly extended 3+3 year lease to Brisbane City Council
- Brisbane City Council have been tenant since 2010
- Returning \$125,821 net p.a. + outgoings, land tax and GST
- 1,158sqm building on 2,646sqm land area

Auction In rooms (if not Sold prior)
20 May 2016 at 11:00am

Joseph Grasso 0418 789 080 Brisbane Southside 07 3216 6666
Greg Tate 0407 037 889 RnHcommercial.com.au

Local Knowledge & National Strength



OFFERS INVITED
Closing 13th June, 2016

View
Inspect By Appointment

Details
Mark Patton
0409 496 353
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FOR SALE - "THE OLD COURTHOUSE"
16 Yaroon St, Gladstone

- Iconic landmark building
- Prominently positioned in prime inner city location
- Freehold tenure
- Zoned Commercial - city waterfront precinct
- Approximately 1,0161m2 allotment
- Heritage listed

Sydney buyer's quick thinking yields results



FAST MONEY: Castle Property Group's David Fielding at 85 Gosport St, Hemmant, which he sold for \$3.25 million.

CHRIS HERDE

A PRIVATE Sydney investor, attracted by the promise of a strong yield, snapped up an office/warehouse in the heart of the Australia TradeCoast within 48 hours of contacting the agent.

In a deal struck by Castle Property Group's David Fielding, the investor paid \$3.25 million for the office/warehouse at 85 Gosport St, Hemmant.

Mr Fielding said: "We took

over 30 inquiries throughout the expressions of interest period and received five offers, with the private Sydney investor topping the offers at the last minute".

"These guys put it under contract without inspecting it. They did their due diligence. They were happy with it and flew up and then had a look."

The 2052sq m, 10m high office/warehouse is on a 3536sq m site and is occupied by Flexistrut Building Services on a

new five-year lease plus option negotiated by Mr Fielding.

According to market sources Flexistrut will be paying about \$120/sq m net GST and the sale realised a yield of 7.5 per cent.

Mr Fielding said Flexistrut previously had half of the building while the former owner ran a furniture manufacturing importing business out of the other half.

"I originally sold the property to the vendor in 1999 so

when a vacancy came up last year he asked us to find a solution," he said.

"Flexistrut still had another 12 months to go on half the building so I approached them and we eventually negotiated a surrender of their existing lease and new lease over the entire property.

"Flexistrut was expanding at the time, and the opportunity to lease the entire property, then and there, was too good to pass up."