



ASX Listed Tenant on Corner Location

For Sale
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Retail • Showrooms/Bulky Goods • Industrial/Warehouse

1/30 Workshops Street, Brassall, Qld 4305

Floor Area:

1,510 m²

Land Area:

3995.00 m² (approx)



Property Description

- **ASX Listed Tenant**
- **High Exposure**

This freestanding building is situated opposite the bustling Brassall Shopping Centre, Ipswich City Football Club, and Brassall Medical Centre. It is surrounded by multiple major retail, food, health and community services such as ALDI, Sullivan Nicolaides Pathology, KFC, and Pizza Hut.

- Long-term stable Tenant - Club Lime Ipswich; the premier brand of Viva Leisure Limited which operates 315 health clubs across Australia, New Zealand and India
- 5 Year Lease expiring 11/12/2024 with 3 x 5 years option
- Maximum Impressive two street frontage & high exposure corner on a busy main street
- Ground Level - 1,131sqm*
- First Level - 380sqm*
- Land Area Total - 3,995sqm*
- Build Area Total - 1,510sqm*
- Excluded Land Area not included in Lease: 1,250sqm*
- Gym with outdoor swimming pool, dry sauna, squash courts, functional training room
- Net rental approx. \$230,296.30 per annum
- Only 40mins* to Brisbane and 50mins* to Toowoomba
- Walking distance to local bus transport

This property would suit investors with an upside of redevelopment.

Owner looking for offers around \$3,500,000.00

For more information or to arrange an inspection, contact Exclusive Agents Your Commercial.

*approx.

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

**Parking
Comments**
Onsite Car Parking

1/30 Workshops Street, Brassall, Qld 4305



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Your Commercial
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