



BRAND NEW FULLY LEASED INVESTMENT ANCHORED BY LEADING NATIONAL ...

For Sale

CONTACT EXCLUSIVE AGENT
For Sale

Retail

106 Garden Road, Richlands, Qld 4077

Floor Area:

1,208 m²

Land Area:

2715.00 m² (approx)



Property Description

- **Highly strategic booming location**
- **Resilient diversified income stream**
- **Min 3% fixed reviews + depreciation**

Opportunity to secure a freehold dominant trophy retail investment.

- Dominant 2,715sqm prominently positioned on the intersection of two major arterial roads exposed to over 350,000 vehicles weekly*.
 - Excellent integration with neighbouring Richland's Train and Bus interchange which has an additional 650 car parks and over 15,000 commuters weekly*.
 - Strategically positioned to service one of Brisbane's largest industrial precincts and key employment hubs.
 - The immediate precinct is situated along the Brisbane to Ipswich growth corridor and set to benefit from strong population expected to double up until 2041 with previous annual growth over the last 10 years of 12.3%.
 - Investment security underpinned by Australia's largest automotive parts supplier Repco which also provides for a minimum of 3% income growth along with all other tenancies.
 - Potential rental reversion opportunities with a low average base rate of circa \$400psqm.
 - Significant depreciation benefits via brand new construction in late 2020, Richlands Central provides tax-effective income and minimises need for medium-term capital expenditure.
 - Net Income: \$466,279 p.a.*
- *Approx.

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING 4PM AEST 13TH APRIL 2021

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

106 Garden Road, Richlands, Qld 4077



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CBRE - Brisbane

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