



Rare Ocean - Front Retail Investment - Develop to 13 Storeys

Retail • Other

33 & 35-37 Redcliffe Parade, Redcliffe, Qld 4020

Floor Area: 1,384 m²

Land Area: 1351.00 m² (approx)

For Sale

\$7,650,000

For Sale

Property Description

- **6 Fully leased tenancies**
- **Fixed 3% annual rent increases**
- **Zoned mixed development to 13 storeys**

- + 6 Retail tenancies with two street frontages
- + Tenants include Coffee, Real Estate, Tobacconist & others
- + Mostly new 5 year leases
- + High traffic Brisbane seaside tourism precinct
- + Oceanfront reserve freehold 1,351sqm site
- + Zoned mixed development (residential/commercial/retail) to 39m height or 13 storey's
- + Theoretical development entitlement, at prescribed setbacks, equals an estimated 7,100sqm GFA
- + Fixed annual 3% rent increases
- + Spectacular views over Moreton Bay to Moreton Island
- + Moreton Bay Region 30 mins to Brisbane CBD & one of the fastest growing populations in Australia
- + Net Income \$\$426,761 p.a. plus GST (as at June 22)

For Sale: \$7,650,000

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Municipality
Moreton Bay
Regional Council



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