



## Striking Fast Food & Convenience Retail Asset - Blue Chip Tenants

Sold

Contact Agent

Sold: Wed 06-Oct-21

Retail • Showrooms/Bulky Goods • Industrial/Warehouse

1 Oakland Way, Beaudesert, Qld 4285

**Floor Area:**

486 m<sup>2</sup>

**Land Area:**

3473.00 m<sup>2</sup> (approx)



## Property Description

- **Secure 15 & 10 Year Leases**
- **Highly Exposed 110m+ Frontage**
- **Net Income \$407,137 pa + GST**

Cushman & Wakefield is pleased to present to the market 1 Oakland Way, Beaudesert for Sale via Expressions of Interest.

The property has the following key characteristics:

- Ampol - 15 year lease to September 2032 + options to 2052. ASX100 company across 1,900 locations. Market Cap \$7.09 Billion
- Red Rooster - 10 year lease to September 2028 + options to 2041. National fast food chain with 360+ stores, owned by \$800 Million giant 'Craveable Brands'
- Modern service station & drive thru built in 2017 & recently upgraded to the latest Ampol & Foodary corporate branding, providing significant depreciation benefits
- Prominent 'gateway' position at the entrance to the town, adjacent to IGA & near Coles anchored Beaudesert Fair Shopping Centre, Repco, Mitre 10, NAB & Centrelink
- Strategically located as the last service station leaving Beaudesert & the only fuel for 20 km
- Fully signalised intersection with significant 110m+ frontage to Oakland Way & Beaudesert Nerang Road - The major arterial connecting the Gold Coast & Beaudesert
- Beaudesert - At the entrance of the Queensland's Scenic Rim, the town has undergone significant infrastructure & amenity upgrades to prepare for a massive uplift in population plus the Logan-Beaudesert region is QLD's second strongest growth area
- Favourable environmental provisions, ownership of the tanks & full remediation the responsibility of Ampol
- Tenants pay outgoings including Council Rates, Insurance & proportion of Land Tax
- Net Income \$407,137 pa + GSTT

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## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

1 Oakland Way, Beaudesert, Qld 4285



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