



# TENANTED INVESTMENT OPPORTUNITY - HIGH PROFILE FREESTANDER

**Sold**  
 \$3,200,000  
 Sold: Tue 18-Jan-22

Retail • Showrooms/Bulky Goods • Offices

127 Redland Bay Road, Capalaba, Qld 4157

**Floor Area:**

606 m<sup>2</sup>

**Land Area:**

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



## Property Description

- **FIVE YEAR LEASE WITH FIVE YEAR OPTION**
- **NET INCOME OF \$190,800 PER ANNUM**
- **MIXED USE ZONING OFFERS FLEXIBILITY**

Raine and Horne Commercial are pleased to present to the market 127 Redland Bay Road, Capalaba which is offered for sale by Auction on Tuesday 18 January 2022 (if not sold prior). This high profile freestanding building is currently tenanted to Star 8 Australia Pty Ltd ( a member of the global Star 8 group of companies) until 30 November 2026 with a five year option and a net income of \$190,800 per annum.

Ideally positioned in one of SEQ's most tightly held and popular retail and commercial precincts this outstanding property is strata titled with mixed use zoning and reconfiguration options for future use. It is surrounded by national tenants and offers excellent visibility with an estimated 45,000 vehicles passing daily. Total of 14 onsite car parks with five undercover. Information Memorandum and Due Diligence package available upon request. Building particulars are as follows:

Unit 1 - 399sqm

\* Includes 122sqm showroom with secure, full glass frontage and 227sqm warehouse with suspended ceiling and generous internal height

\* Warehouse can be reconfigured to extend the showroom

\* Fully air conditioned throughout the entire tenancy

\* Separate storeroom

\* Own amenities - lunchroom with kitchenette, shower, male and female toilets

\* HUGE potential for signage on the northern wall facing outbound Capalaba traffic

Unit 2 - 207sqm

\* Includes 38sqm tiled reception area with 16sqm adjoining office on ground floor and 120sqm office space on first floor comprising open plan area, meeting room, two separate offices

\* Full glass frontage over both levels

\* Own amenities - kitchenette and toilet on first floor

\* Fully air conditioned throughout...

## Additional Details

### Building

Whole

### Tenure Type

Tenanted  
Investment

### Car Spaces

14

### Zoning

Mixed Use

127 Redland Bay Road, Capalaba, Qld 4157

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