



# Fully Leased Investment Opposite Bunnings & Anaconda

**Sold**  
 Contact Agent  
 Sold: Thu 05-Nov-20

Retail • Industrial/Warehouse • Medical/Consulting  
 Building 3, 10 Capital Place, Birtinya, Qld 4575

**Floor Area:** 1,261 m<sup>2</sup>      **Land Area:** 1.27ha (3.14 acres) (approx)



## Property Description

- **Strong WALE of 4.95 years**
- **Fixed 3.5% & 4.0% rent increases**
- **40,000 cars passing daily**

+ Absolute blue-chip location opposite Sunshine Coast's largest Homemaker Centre (Bunnings, Anaconda, Spotlight etc). Within 1km - Stockland Shopping Centre (anchored by Coles & Aldi), Australia's largest health precinct including the new State-Of-The-Art Sunshine Coast University Hospital

+ Long term secure leases of 12, 10, 7.5 and 6 years

+ Guaranteed rental growth, fixed compounding 3.5% & 4.0% annual rent increases

+ 100% leased investment, highly successful businesses

+ Nutrition Warehouse: Australia's leading sports and general health supplement retailer with over 60 stores nationally

+ Emjays Café: Extremely successful and busy cafe servicing over 30,000sqm of local office space and more than 300 residential units

+ Allens (First Aid) Training: Medical training facility, recognised by industry leaders as a premium trainer with 10 locations in SE QLD

+ Hiit: High Intensity Interval Training, proven operator, network of 4 locations with over 80,000 followers

+ Tenants pay all usual outgoings

+ Modern building of 1,261 sqm, situated in the exceptionally busy retail centre of 'Capital Place' – an overall lettable area of 5,967sqm on a prominent site of 1.27ha

+ Kawana/Birtinya: Major growth location with over 40,000 vehicles passing daily, \$1.8 billion Sunshine Coast University Hospital, \$87 million Stockland Shopping Centre and home to the Sunshine Coast's largest Homemaker centre. A trade area population of nearly 150,000 and forecast to grow to 182,000 by 2031

+ Combined Net Income: \$266,294 pa + GST

For Sale by Investment Portfolio Auction  
11.00am (AEDT) Wednesday 28 October

This property is being sold by auction, or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a

## Additional Details

Building	Tenure Type
Partial	Tenanted Investment

Building 3, 10 Capital Place, Birtinya, Qld 4575



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