

47-49 Baden Powell St, Maroochydore, QLD 4558

Medical/Consulting

Expressions of Interest



Landmark Medical Investment with a 10-Year Lease

LJ Hooker Commercial Sunshine Coast is pleased to present to the market 47-49 Baden Powell Street, Maroochydore. A blue-chip medical investment positioned within the tightly held commercial heart of the Sunshine Coast.

Open for Inspection

By Appointment.

- ? Secure 10-year lease to Sunshine Coast Radiology to November 2032, plus two further five-year options
- ? Fixed 4% annual rental increases, with a market review in year six (2028)
- ? All usual Outgoings recoverable except Land Tax
- ? Substantial 2,512sqm freehold site* with 1,003sqm* of building area
- ? Established medical tenant profile, with Sunshine Coast Radiology operating as part of the Imaging Queensland network and ASX-listed Integral Diagnostics (ASX: IDX)
- ? Principal Centre zoning
- ? Exceptional accessibility with dual street frontage to Baden Powell Street and Church Street, plus excellent onsite parking for patients and staff
- ? Strategic Sunshine Coast location, positioned within one of Queensland's strongest and fastest-growing regional economies
- ? Defensive healthcare investment sector, supported by strong population growth, an ageing demographic and increasing demand for specialist healthcare services
- ? Nett income of \$453,766.52 p.a. plus GST*, increasing to \$472,915.79 p.a. plus GST from 1 December 2026*

47-49 Baden Powell Street represents a rare opportunity to secure a substantial medical investment in the heart of Maroochydore, underpinned by long-term lease security, an established healthcare tenant and significant underlying land value.

For more information contact the exclusive agents David C Smith or Mike Stewart of LJ Hooker Commercial Sunshine Coast.

*approx.

Listed By

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