

Shop 1/89 Landsborough Ave, Scarborough, QLD 4020

Sold - 24/10/2025

Retail Shop



Heart Of Scarborough - Waterfront Position

Prime real estate with a 20 year lease in place this is a rare commodity
Amazing Opportunity For The Astute Investor

Open for Inspection

By Appointment.

- * On the waterfront overlooking Moreton Bay
- * Located on the ground floor of the Scarborough Beach Resort, which features 75 apartments with a mix of permanent and holiday rentals
- * 203m2 area that includes an outdoor covered al-fresco dining area with drop-down screens
- * Additionally, 2 car parks (one in secured area in downstairs carpark) and 1 storage cage
- * Currently leased and operating as a BYO Café/Restaurant and Function Venue with 80+ seating capacity (50 inside, 30 outside)
- * Fully air-conditioned (2 x 14kw Ducted Systems – one of them was replaced Jan 2025)
- * Wheelchair accessible
- * Undercover parking

- * 20 year lease in place (5 x 5 x 5 x 5)
- * Lease start date was 21/10/2022
- * CPI increase each year
- * Option periods: 5% rent increase
- * Current year's lease is : \$84,164.30 inclusive
- * Tenant pays for Rates, Water, Electricity
- * Body Corporate fees are paid by Landlord and is approx \$1,200 per year (for 1/77th insurance for Common Areas). There are no further Body Corporate fees as the two Commercial lots have a separate Body Corporate to the Residential Lots of the Scarborough Beach Resort.

Listed By

Maddie Dolan

Phone: (07) 3880 0033

Mobile: 0414 738 814

