

70 - 72 Callide St, Biloela, QLD 4715

Sold - 17/01/2023

Retail Shop



10 YEAR + 5 + 5 + 5 HIGH YEILDING COMMERCIAL INVESTMENT

PROPERTY HIGHLIGHTS:

- Established business - 30 years strong
- Modern building centrally located to C.B.D
- Long lease commencing at time of settlement

Open for Inspection

By Appointment.

First National Real Estate Biloela, are proud to present this exceptional modern building centrally located to the Biloela CBD with long lease.

KEY PROPERTY INFORMATION:

- Land area: 1293m²*
- Floor area: 600m²*
- Car spaces: 10
- Property extent: Whole/Freehold
- Zoning: Commercial business
- Municipality: Banana Shire Council
- Tenure: Tenanted Investment

TENANTED INVESTMENT DETAILS:

- Occupancy: Fully Leased
- Gross Income p.a.: 7.5% (based on a purchase price of \$1.95m, rent \$146,250+GST p.a.)
- Tenant: Accounting and You (established business of 37+years with 3 offices located in Monto, Gladstone and Biloela)

THE PROPERTY HAS THE FOLLOWING INVESTMENT HIGHLIGHTS:

- 10-year lease at time of settlement + options to 2047
- Tenant to pay outgoings
- Fixed annual rent increases of 3%
- Modern building centrally located to CBD
- ##kws Solar Power System
- 1293m² corner site located close to Big 4 banks (ANZ, CBA, NAB, Westpac)

Listed By

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