



FOR SALE

PRICE REDUCTION - SOLID YIELD - ATTRACTIVE FULLY LEASED INVESTMENT PROPERTY

Secure a quality Commercial Investment in Gordonvale's busy local shopping district.

Gross Floor Area 237sqm + 140sqm rear private courtyard

3 tenancies in total including a NAB ATM, 3-5 years lease terms

Well located commercial / retail building constructed in 1992 in a prime location which has been occupied by the National Australia Bank since construction until 2024.

Modern internal facilities, ducted and new split air conditioning, prominent signage, internal toilets and kitchen.

Total Income - \$81636 pa + gst (tenants pay all outgoings)

Property has shown good rental growth over last 10 years

For further information contact Scott Green scottgreen@atrealty.com.au

LOCAL BUSINESS GROWTH

Over the past 2 years there has been a lot of positive growth in Gordonvale, with the new police station, fire brigade and ambulance. The town hub is Norman and Gordon Streets, with steady leasing growth of boutique shops, cafes and local businesses. The Hedley Group secured 3 hotels in township and redeveloped the sites into contemporary up-market venues, including accommodation which has strengthened the town centre.

FACTS

- Gordonvale has grown in population by 77% in past 20 years
- A population of 9264 in 2018 with a 2.1% annual growth
- Estimated population of 9860 in 2021
- Gordonvale and Babinda District have a higher population than the Douglas Shire Council

0 BED | 0 BATH | 0 CAR

PRICE:

Offers over \$1m - Solid Yield

OPEN FOR INSPECTION:

N/A



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98 GORDON STREET, GORDONVALE



Renderings and floor plans are intended only as a general reference. Feature, materials, finishes, layout and actual measurement of unit may be different than shown.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.