

**MODERN DAY HOSPITAL
AFFORDABLE INVESTMENT**

**FOR
SALE**



*Outline indicative



**ATTENTION INVESTORS! MAGNIFICENT FACILITY
LONG LEASE TO 2032 PLUS OPTIONS**

Level 4, 58-62 McLeod Street, Cairns Qld

- Two operating theatres
- Oncology infusion centre
- Recently Upgraded

Rent: \$480,910 pa + GST approx.

**Phillip Apelbaum
0419 559 555**

**EOI closing Friday 12 Nov 2021
(if not sold prior)**



1300 133 885 HealthcarePropertyGroup.com.au

74 PRIME SITE

FRIDAY SEPTEMBER 17 2021 COURIERMAIL.COM.AU



Raine & Horne Commercial's Dale Hudson and David Miller at 52 Jeffcott St, Wavell Heights.

Investor acquires a 'risk-free' gem

CHRIS HERDE

A FREESTANDING fully tenanted neighbourhood centre in Brisbane's inner-north with a complementary mix of office and health-related occupiers has been snapped up as a "risk-free" investment.

A Sydney-based investor paid \$3.46m for the property at 52 Jeffcott St, Wavell Heights, in a deal struck by Raine & Horne Commercial's Hudson Dale, Dave Miller and Trent Bruce.

Mr Dale said that the buyer was attracted to the office and health-related nature of the building and tenant spread.

"He wanted something that was fairly risk-free and this was it. There's a lot of medical there and it spreads the risk across many residents," he said.

The 532sqm neighbourhood centre is on a 1151sqm site and it was sold fully tenanted. Tenants include NDIS physiotherapist, accountant, salon, beautician and training

organisation. The sale realised a 6.2 per cent yield. According to CoreLogic, it last changed hands in 2016 for \$2.4m.

Mr Miller said it was a "great time in retail", particularly anything with allied health or medical.

"We had been anticipating taking the property to auction because I believe we would have got a better return, but such was the nature of the market and such was the nature of the owner it was sold off market," he said.

Accelerating success.

Colliers



Rare Opportunity for F&B Retailer

Tender



Queen Street Mall, Brisbane City, QLD

Permit To Occupy, Tender closing Wednesday 17 November at 12pm



Adjacent to Brisbane's luxury retailers

colliers.com.au/queenstreetmall



High end F&B with 24/7 licensing



Option to demolish or refurbish

Extremely rare opportunity for a permit to occupy site in the middle of Queen Street Mall. With an option to demolish completely, 510sqm is available across two potential levels, with 255sqm on the ground floor and 255sqm on the second floor.



Luke McGrath
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