



Ray White™ Commercial

INFORMATION MEMORANDUM
106 BRISBANE STREET, IPSWICH

Prepared by:

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Ray White Commercial Ipswich CBD

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EXECUTIVE SUMMARY

CBD main street frontage

- CBD investment opportunity on a 282m2 block. 2 storey air conditioned office building with rear parking.
- Lower Level – 160m2 with gross rent \$32,085 + GST – 3x3 year term lease commenced 22/10/2013
- Upper level – 126m2 - Gross rent \$10,400 + GST – 1 year term lease commenced 1/8/2017 with annual 4% increase
- 2 carpark at rear
- Ideally located adjacent to the Ipswich City Mall where a major redevelopment has commenced
- Walk to Rail, Retail outlets, Ipswich City Council, Hospital, Ipswich Court House, Police headquarters, State authorities, Medical centres
- Great Investment opportunity - location, access and exposure

Property Specifications

Address	106 Brisbane Street, Ipswich
Real Property Details	L1 on RP46058
Gross income	Money3 - \$32,085 + GST on a 3x3 year lease Hairdresser - \$10,400 + GST on a 1x1 year lease
Zoning	PR – CBD Primary Retail
Land Area	282m2
Property Description	2 storey building in the heart of Ipswich, future development potential
Services & Amenities	Water, power, NBN, data cable are all connected to the site
Local Authority	Ipswich City Council
Local Authority Rates/ Water	Approx \$2100 per quarter (Total cost between both tenants, paid by owner)
Property Insurance	Approx \$630 per quarter (Total cost between both tenants, paid by owner)
Sale of Method	Sale - \$647,500