



FREEHOLD INVESTMENT OPPORTUNITY

Car Wash Freehold, Marsden.

Net-leased, CPI-indexed income from an established car wash site in one of Queensland's fastest-growing council areas.

Asking price
\$3,000,000

Rent from Nov 2026
≈\$160,835 pa

Lease
To 2030 · options to 2045



THE OPPORTUNITY

Secure, indexed net income.

\$3,000,000

Asking price, plus GST if applicable.

≈\$160,835

Net rent from 24 Nov 2026 — 5.36% on price. Currently \$154,500.

To 2045

Firm term to Nov 2030 plus 3 × 5-year options.

Net lease

All outgoings recovered except land tax.

Genuinely net

The tenant reimburses outgoings including council rates, body corporate and insurance. Land tax is the landlord's.

Rent reset at renewal

The 2026 amendment lifted the rent from \$125,234.40 to \$154,500 — up 23.4% — and the tenant took the option.

Annual CPI growth

Reviewed every 24 November to Brisbane CPI, with a market review and 3% minimum at each option.

Guaranteed covenant

Two personal guarantees behind the company and trust tenant; a cash bond of three months' rent.

Tenant	Established car wash operator (company and trust)
Permitted use	Car wash, dog wash and detailing
Current term	24 Nov 2025 – 23 Nov 2030
Rent today	\$154,500 pa + GST (\$12,875 a month)
Rent from 24 Nov 2026	≈\$160,835 pa + GST (est.)
Option review	Greater of 103% or market
Title	Lot 1 on GTP 101608 (CMS 23450)
VG site value	\$551,000 (2025–26)

Estimated on Brisbane CPI of 4.1% (12 months to August 2026). The exact figure is set by the September 2026 quarter index, published by the ABS on 28 October 2026.

LOCATION

An established retail pocket.

The site fronts Chambers Flat Road, a key north-south arterial through Marsden, and adjoins Logan Plaza, with KFC on the adjoining lot. ALDI is about 300 metres away and the Coles-anchored HomeCo. Marsden centre about 500 metres north-east.

403,515

City of Logan residents,
June 2025 — up 3.1% in a
year.

+12.0%

Chambers Flat – Logan
Reserve, immediately south,
in one year.

2nd

fastest-growing council area
in Queensland.

≈20k

vehicles a day past the site
(Council counts).



Twenty years of indexed rent.

\$154,500

Starting rent — 5.15% on price.

\$273,810

Rent by 2044–45 — 9.13% on price.

+77.2%

rent growth over the term and options.

≈\$4.19m

total rent, 2025 to 2045.

Lease year	Basis	Rent pa	Yield
2025–26	Current rent	\$154,500	5.15%
2026–27	CPI (est. 4.1%)	\$160,835	5.36%
2027–28	CPI (3% assumed)	\$165,660	5.52%
2028–29	CPI (3% assumed)	\$170,629	5.69%
2029–30	CPI (3% assumed)	\$175,748	5.86%
2030–31	Option — 103% minimum	\$181,021	6.03%
2031–32	CPI (3% assumed)	\$186,451	6.22%
2032–33	CPI (3% assumed)	\$192,045	6.40%
2033–34	CPI (3% assumed)	\$197,806	6.59%
2034–35	CPI (3% assumed)	\$203,740	6.79%

Lease year	Basis	Rent pa	Yield
2035–36	Option — 103% minimum	\$209,853	7.00%
2036–37	CPI (3% assumed)	\$216,148	7.20%
2037–38	CPI (3% assumed)	\$222,633	7.42%
2038–39	CPI (3% assumed)	\$229,312	7.64%
2039–40	CPI (3% assumed)	\$236,191	7.87%
2040–41	Option — 103% minimum	\$243,277	8.11%
2041–42	CPI (3% assumed)	\$250,575	8.35%
2042–43	CPI (3% assumed)	\$258,092	8.60%
2043–44	CPI (3% assumed)	\$265,835	8.86%
2044–45	CPI (3% assumed)	\$273,810	9.13%

Illustrative only, not a forecast. Assumes CPI of 3% a year from 2027 and the 3% minimum at each option date (a market review may produce more or less than CPI-only growth, but not less than 103%), and that all options are exercised. Actual CPI outcomes will differ.

ENQUIRIES

Let's talk.

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A full Information Memorandum and due diligence pack are available on request.

Disclaimer. This teaser is indicative and for information only. It does not constitute an offer, contract, valuation or advice. Income, outgoings recovery (land tax is excluded from recoverable outgoings and is payable by the landlord), areas, tenant covenant and lease terms are drawn from vendor documents and are subject to verification. The rent from 24 November 2026 is an estimate until the September 2026 quarter CPI is published. Population and traffic figures are from the ABS, the Queensland Government Statistician's Office and Logan City Council. Interested parties must make and rely on their own enquiries and due diligence, including environmental, title, community-scheme and financial. Yields are calculated on the asking price. GST may apply. The car wash business trading from the site is offered separately.