



1/28 CAVENISH ROAD COORPAROO Q 4151

380sqm Tilt Slab Office Warehouse

For Sale: Offers over \$1.2 Million+

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Contact Exclusive Agents

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THE PROPERTY

James Dean Commercial, the exclusive agents are pleased to present 1/28 Cavendish Road, Coorparoo to the market for sale.

With exceptional exposure to Stanley Street East and Cavendish Road your business will not be missed here!

The property has a gross floor area of 380sqm spread over two levels. The ground floor 168sqm includes an office, showroom and rear warehouse. The warehouse has 7m internal clearance with a 6m container height electric roller door accompanied with a kitchenette, shower and toilet facilities. The first floor offers 212sqm of corporate office accommodation and incorporates an impressive large boardroom, multiple open plan workstation areas, secure filing room, kitchenette, separate toilet which is all complemented by loads of natural light. On top of all that, the property has easy access from all directions and 6 exclusive car parks - very rare!

Located in the highly sought after city fringe suburb of Coorparoo, this property is one for your short list. Coorparoo train station is 200m away, Coorparoo Square 800m away, the Cross River Rail / Gabba precinct just 1.5km away and Brisbane CBD 3km away. This location seriously couldn't get much better!

With historic low interest rates and limited properties on market for sale, you will need to be quick on this one!



KEY INSIGHTS



- 380m²* GFA
- Tilt slab, Bessa-block & Steel
- Built circa 2005
- 6 Exclusive Car Parks



- Easy connectivity to all major arterials
- 3km to CBD
- 15km to Brisbane Airport
- 200m to Coorparoo train station
- 800m Coorparoo Square
- 1.5km to Cross river rail & Gabba



- TradeCoast is the best performing industrial precinct in Australia
- Multi-billion dollar infrastructure upgrades
- Coorparoo highly sought after

Located in a well established industrial precinct 3 radial kilometers from Brisbane CBD with easy connectivity to all major arterials.

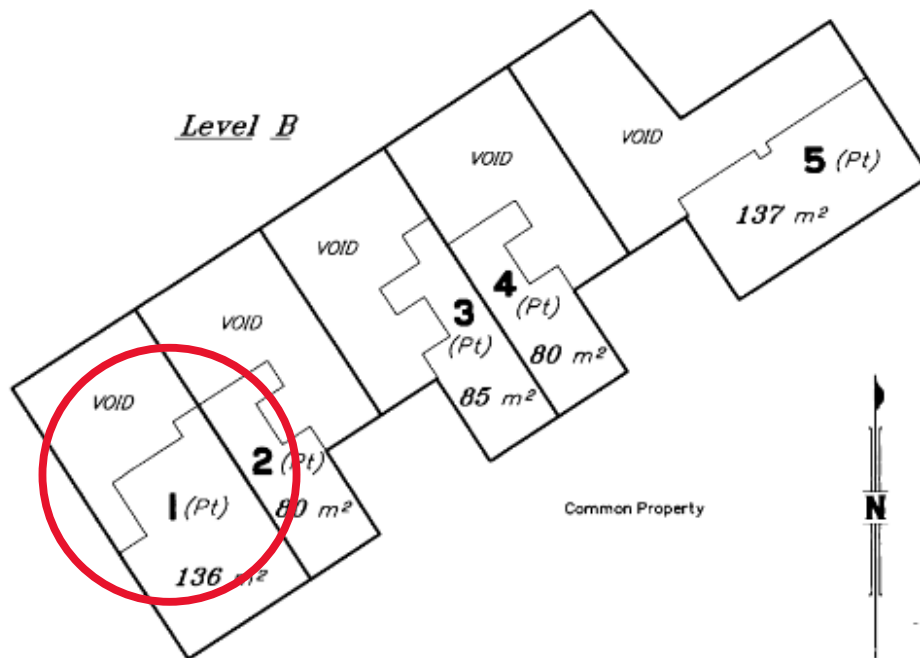
City fringe opportunities such as this are super rare & should not be missed!

BUILDING PLANS

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 2 of 2



RECENT SALES

Street Address	Sale Date	Area (m ²)	Sale Price	Rate (\$/m)
2/28 Cavendish Road, Coorparoo	Mar-18	251	\$860,000	\$3,426.29
3/28 Cavendish Road, Coorparoo	Nov-17	257	\$871,200	\$3,389.88
5/28 Cavendish Road, Coorparoo	Apr-13	342	\$858,000	\$2,508.77
23 Balaclava Steet, Woolloongabba	Dec-19	250	\$1,375,000	\$5,500.00
43 Manilla Street, East Brisbane	Nov-19	405	\$1,600,000	\$3,950.62
189 Wellington Road, East Brisbane	Feb-20	651	\$1,700,000	\$3,030.30

OUTGOINGS (EST)

Outgoings (approx.)	Per Quarter	Per Annum
Body Corporate	\$500.00	\$2,000.00
Rates	\$948.25	\$3,793.00
Water (Low Consumption Currently)	\$210.00	\$840.00
Insurance (In Addition To BC)	NIL	NIL
Management Fees	NIL	NIL
Land Tax (Company or Trust est)	\$3,975.00	\$15,900.00
Total	\$5,633.25	\$22,533.00



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