

That's an error.

That's all we know.

Under Contract



14 Hospital Rd, Emerald



HIGH YIELD MIXED USE INVESTMENT WITH NATIONAL TENANT

If you're looking for something special with high yield and multiple tenancies to ensure your risk is spread around then this is the one!

Solidly constructed on a 1303sqm allotment and with a total of 9 tenancies all on one title means this investment not only has strong income but tracks at a high occupancy rate across a broad tenancy mix, whilst minimising outgoings, protecting your overall ROI.

Situated in the Emerald CBD precinct this property is always highly sought after by retail and professional tenants as it is very conveniently located with 3 street frontage (Hospital Rd, Yamala St & Retro St) with ample on-site and street parking.

Seven of the nine tenancies are retail/professional offices including a national tenant (Brumby's Bakery) with the remaining 2 tenancies being residential units at the rear of the property.

This property features:

- High Profile Location
- Gross income exceeding \$300K annually
- Multiple mixed use tenancies to spread income risk
- Long standing national tenant
- Solidly constructed building in a growth market
- CPI increases and tenants contribution to outgoings

This truly is a quality investment and will be a great addition to a savvy investors portfolio. For full details and an Information Memorandum please contact JT Tillman from Blue Moon TK Property on 0412 262325.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

29 1,303 m2

Price	Offers Over \$2.5M Invited
Property Type	Commercial
Property ID	10664
Land Area	1,303 m2
Office Area	1,000 m2
Warehouse Area	303 m2

AGENT DETAILS

Justen Tillman - 0412262325

OFFICE DETAILS

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