

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

🚗 29 📏 1,303 m2

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

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



- 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 contract JT Tillman from Blue Moon TK Property on 0412 262325.

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