

DIVERSE RETAIL INVESTMENT IN
QUEENSLAND'S FASTEST GROWING CORRIDOR

RACEVIEW

CONVENIENCE RETAIL
63 RACEVIEW STREET, IPSWICH QLD



ANCHORED BY



FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
THURSDAY 6TH APRIL AT 4.00PM AEST

CBRE QUEENSLAND
RETAIL INVESTMENTS



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CONVENIENCE RETAIL
63 RACEVIEW STREET, IPSWICH QLD



Retail convenience and service station investment offering a 4.50 year WALE by income



Located in QLD's fastest growing region projected to more than double to 435,000 residents by 2031**



Excellent tenant retention with 100% of the tenants having occupied the centre since it was built in 2011.



Modern building offering excellent depreciation benefits on expansive 3,090sqm* site



Diverse income stream underpinned by globally recognised brand 7-Eleven



Complementary mix of food & beverage tenancies, with 73% of the centre's income secured by national tenancies 7-Eleven, BWS, Subway and Eagle Boys



Net income of \$629,134 per annum* with strong fixed annual increases

*approx **South East Queensland Regional Plan

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CLOSING THURSDAY 6TH APRIL AT 4:00PM AEST**



CONVENIENT AT GRADE PARKING FOR 32 VEHICLES



73M* FRONTAGE TO BUSY RACEVIEW STREET

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

CBRE QUEENSLAND RETAIL INVESTMENTS — QUEENSLAND'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES