

DIVERSE RETAIL INVESTMENT IN  
QUEENSLAND'S FASTEST GROWING CORRIDOR

# RACEVIEW

CONVENIENCE RETAIL  
63 RACEVIEW STREET, IPSWICH QLD



ANCHORED BY



EAGLEBOYS

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

**CBRE** QUEENSLAND  
RETAIL INVESTMENTS





# RACEVIEW

**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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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.