



investor or Developer, Good and long term tenant,

Graham Road, Carseldine

The Queensland Government's Carseldine Urban Village project, located nearby, is set to bring 3,000 new residents to the area.

This development, along with planned infrastructure improvements, is expected to further boost the property's value and foot traffic

Features :

- Land size : 1.54ha
- Floor size : 2025m²
- Built year : 1998
- 1 Tenant : Goodlife Health Club
- Yearly rental income : \$1mil
- Tenant Periods : from 2007
Feb 2025 - Feb 2030, option : 1 X 5 years
Rental increase, 3-4 % per year
2030 : \$1.35mil rental income

Asking Price : \$22mil

as is

Land Size: 1.54 Hectare

Kevin Oh
0402 283 003



Sue Ye
0412317386



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Yong Real Estate - Corporate
07 3373 9888
www.yong.com.au