



Freehold chance in tourist village

agent's report

THIS original heritage-style building is tenanted and operating as Sweethearts Cafe under a 3x3x3 lease returning \$18,200 p.a. A rare opportunity has arisen to buy the prime freehold premises in one of the Sunshine Coast's hinterland tourist destinations, with an iconic village lifestyle and a great business location now available. A great investment for your future.

EUDLO
2 Anzac Road
features:

The premises are heritage listed and situated in the heart of picturesque Eudlo Freehold premises for sale Auction on site Monday, May 9, at noon
agent: Flora Racovalis and Barry Keel of Ken Guy Mooloolaba
contact: 0414 255 090, 0418 987 220

what price:

agent:

contact:



IDEAL LOCATION: CBRE's Glen Grimish and Calibre Group managing director Neil Powell on site at the Hoopers Road warehouse.

Joyce Mayne sets up

CALIBRE Group, the developer and owner of 32-40 Hoopers Road, Kunda Park, reports that their newest tenant, Joyce Mayne, is taking and receiving deliveries from their new warehouse and distribution facility in Unit 1 at Number 32.

Joyce Mayne is the second tenant to take up occupancy, after Hyne Timber leased 8500sq m of the 1.1 hectare site in November, 2009.

"We moved heaven and earth to accommodate Joyce Mayne before Christmas when their previous lease expired," Calibre Group managing director Neil Powell said. "They're fully operational now, so my team has shifted its focus towards letting Unit 2, which will give us 100% occupancy."

Mr Powell said that Calibre's property agents, CB Richard Ellis, had brought both Hyne Timber and Joyce Mayne to the negotiating table and they expected to let the remaining space soon.

CBRE's head of industrial and logistics services, Glen Grimish, said Calibre had produced a building of practical design which was very pleasing to the eye.

"I believe the property will be of interest to organisations that value quality as much as price when determining where to locate their business," Mr Grimish said.

Unit 2, 32 Hoopers Road offers a total of 857sq m of floor area, being made up as 766sq m of clear-span warehouse/factory and 91sq m of office, on a mezzanine level, which therefore provides for five under-cover car parks.

The warehouse/factory area has an internal clearance of eight metres under purlin, roughly 20% above the norm, which allows for a huge increase in the volumetric storage capacity on the same square metres of floor area.

Unit 2 has its own driveway and exclusive-

KUNDA PARK 32-40 Hoopers Road

features: 766sq m of clear-span warehouse/factory and 91sq m of office, five under-cover car parks, fenced and gated hardstand forecourt 857sq m warehouse/factory
what price: For rent at \$108,250 per annum net plus GST
agent: Glen Grimish of CB Richard Ellis
contact: 07 5457 5757

use, fenced and gated hardstand forecourt, allowing for easy truck access and the added benefit of external storage if required.