



SECURE YOUR FUTURE IN NOOSA

Ideal life style combined with a steady income, that's what's on offer to you if you take advantage of opportunities like this that do not come up every day.

While near zero percent vacancy rate and yields of 4.5-5% on residential property in Noosa still make headlines, local commercial real estate offers 6-10% yield.

Retail warehouses in central Noosaville sell for between \$180,000 and \$250,000 and return around 6%, retail shops in the Junction average 7%.

Retail shops in the Junction are selling from \$280,000 and up.

Today you can buy an entire shopping centre at the heart of Noosa Junction covering 1.95 acres with underground parking and IGA as the anchor tenant, and estimated net income of \$1.35m.

But it is Hastings Street, Noosa Heads, that is the jewel in the property crown.

A 50sqm shop can rent for \$155,000 per year plus outgoings.

What was the newsagency inside the Bay Village shopping centre on Hastings Street at 124sqm, is available for \$186,000 per year plus outgoings, and a 70sqm retail shop in the same complex fronting the street rents for \$194,000 per annum plus outgoings. (The same size retail space rents for around \$40,000 per year in the Junction, such is the value of tourist traffic on Hastings Street.)

That 70sqm space on Hastings Street last sold for \$2.7m, it's neighbour of 29sqm sold for \$2m. While two shops together in the same complex comprising 61sqm and 31sqm sold for a combined \$5m.

That's not to say good buys can't be had, as an example please have a close look at this months featured property.

THIS MONTHS FEATURED PROPERTY

This Hastings Street Cosmetic Studio premises of 60sqm is available at \$520,000 with an approximate 7% yield.

Previously a medical practice for 20+ years, this well appointed medical suite/consulting rooms is well positioned to returning to its roots of medicine, or continuing as a cosmetic salon subsequent to the current lease expiry.

There are no GPs or other medical services in Hastings Street, and the previous medical centre was well supported by the Hastings Street pharmacy and surrounding resorts.

There are no other medical or consulting rooms similar to this in Hastings Street, and none with parking at the back door.

Situated in the Bay Village Shopping Centre adjacent to the Noosa Sheraton Resort and ~100metres from the Hastings Street pharmacy, it has elevator and staircase access, and one car space on title.

- 60sqm includes reception, two spacious consulting rooms, a third consulting room or office
- Includes sterilisation & kitchenette area, internal toilet, waiting area
- The new fit-out includes extensive storage cabinetry, new plumbing and electrical - and is now 100% led lighting
- There is an external storage box that was used for electrical plant/pump
Ambulance bay at rear

Located on the first floor of the Bay Village Shopping Centre Hastings Street, Noosa Heads.

Excellent tenant in place with use as cosmetic studio providing fillers, botox, peels etc known as the Cosmetic Studio, with large local client base.

- Lease is 2 x 2 (just into the second year of first term)
- Base starting rent \$31,000 plus GST, plus 100% of outgoings

Plus 4% per annum increases at rent review (current rent \$32,240 plus GST plus outgoings)

If that doesn't appeal, there are lots of other options in commercial and residential investments in Noosa.

Give me a call and let me know what kind of investment or owner-occupier space would suit, and I can find it for you.



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FEATURED PROPERTY



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