



Property Features

- High Street location
- Popular location
- ROI 8.4%
- Off Street Parking
- Separate Tenancies
- Commercial Zone
- Solid occupancy
- Excellent condition
- Four shop complex
- Self Managed
- Passive Investment

OFFERED AT \$950K

About Us !

Real Estate Downunder specialise in commercial property, unique rural, residential estates and tourism related businesses. Through experience we are placed to offer our clients a value-added service. Efficiency, reliability and trustworthiness ensure that each and every transaction is accurate, on time and 100% transparent. We are at your service!

Opportunity at hand!

- Prime location with ideal commercial high street location.
- Sound 8.4% return on investment.
- 2 loyal tenants, 4 lettable spaces.
- Easy to maintain and self manages.
- Retail, Complex of four shops.
- Popular location for local traffic,
- Easy parking! Lettable space 523m²
- Make the most of Cooktowns future growth and invest before the rush.



T: (07) 4060 3159
M: 0407 654 066



Yours@RealEstateDownunder.com



388 Mungumby Road
Helenvale/Rossville via
Cooktown Qld 4895

www.RealEstateDownunder.com

Prime ideal high street location....



Opportunity

Be part of Cooktowns future growth from a prime position. With the Mulligan Highway sealed for the past 15 years and optic fibre to Cooktown itself makes connectivity for Cape York at a premium. This for many years now enables many to work remotely consulting from paradise, additionally made commercial enterprises prosper.

This property makes an ideal passive investment, offering sound returns for an outright buyer after expenses. Currently with two separate tenants occupying four separate retail agreements. All buildings of solid block construction, there is little upkeep outside of general maintenance. The property essentially self manages.

Off road parking for eight customer vehicles on sealed paving. Seating, planters and sheltered entrances offers a tropical shaded

Location

ambience for those waiting outside. Cooktown the tropical gateway to Cape York attracts thousands of domestic and international visitors each year, Grassy Hill, James Cook Museum, the town main street are must see places. Pristine beaches, tropical lagoons, waterfalls, and outstanding regional fishing awaits,

Cape York is noted to be one of the world's last untouched frontiers, for many it is on the top of the bucket list. Cooktown is a unspoilt, small historic coastal hamlet surrounded by stunning unparalleled countryside nestled inside Australia's Great Barrier Reef.

With its laid-back atmosphere and friendly people it is a charming place to call home. Cooktown sits at the mouth of the Endeavour River, 267km north from Port Douglas.



A top place to let your investment grow!



Particulars

- ☞ Current revenue \$ 104,000 incl GST
- ☞ Outgoings \$14,036.17 incl GST
- ☞ Land size 1010 sqm
- ☞ Shop 1 = 215 sqm
- ☞ Shop 2 = 26 sqm
- ☞ Shop 3 = 94 sqm
- ☞ Shop 4 = 188 sqm
- ☞ Off street parking x 8 plus 1 x Disabled
- ☞ Charlotte Street frontage = approx 20.11 m
- ☞ Shop 1, 2 & 4 tenancy terms 3 + 3 years. Current tenant for the past three years .
- ☞ Shop 3 tenancy terms 3 + 3 years. Current tenant for the past 10 years
- ☞ Fully repainted in 2019.
- ☞ Last decade average tenancy 6.5 years
- ☞ First time traded.

Highlights

Easy to manage building in excellent condition with strong year round occupancy since the buildings inception. Current return on investment is 8.4%.

The property is located at the top of Charlotte street with other retail outlets alongside and down the street. Northern side there is an empty block next door. On the eastern boundary IGA own the recently cleared vacant land for supermarket expansion.

Fully painted in 2019. Airconditioning, liability insurance responsibility of tenants, Rates and insurance and electricity in the common area including in rental agreements.

The current hospital is about to be enlarged to become the medical service centre of Cape York for hospital needs reducing the current load on Cairns Base Hospital. 200 extra staff planned for this facility. There is a new planned Silica mine north of Cooktown using Cooktown as a operations base.



T: (07) 4060 3159
M: 0407 654 066



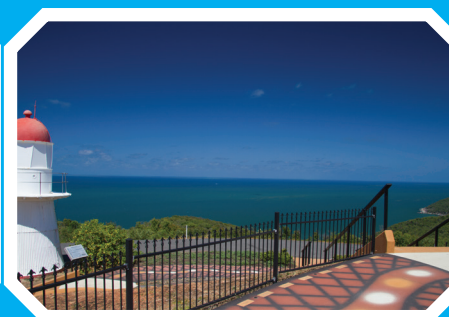
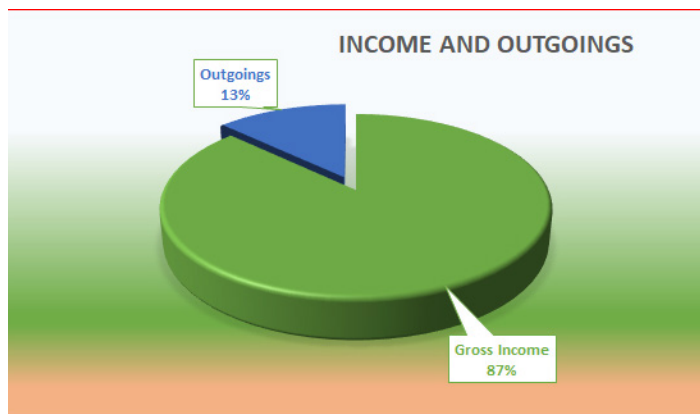
Yours@RealEstateDownunder.com



388 Mungumby Road
Helenvale/Rossville via
Cooktown Qld 4895



Commercial Facts



Regional Update

The region of Cooktown and it's many sunny laid-back charms are proving ever more popular with buyers and investors. COVID Free ! Paradise always!

Cooktown is a charming historical town, unspoilt by the urgency of modern life. Its close proximity to nearby reefs, deserted beaches and river systems make it an ideal fishing destination. While it is best known for its endemic wildlife, culture, history, bird watching and infamous barramundi stocks the region is an enchanting place to call home.

Real Estate in 2020 is much better than previous years. Most investors are buying to live in the regions unspoilt environment, The regions growth is unlikely to match the likes of other places or lose its frontier charm in a hurry. In 2020 Cooktown and Cape York were able to shut the door to immediately stop the Wuhan Corona Pandemic from reaching residents and remote communities. This event made Cape York incredibly safe from this health scare. In 2021 Cooktown and the whole of Australia will celebrate 251 years since the arrival of Captain Cook.

Disclaimer:

This Information Memorandum has been prepared and supplied by the vendor to Real Estate Downunder ("The Agent"). By accepting this Information Memorandum, recipients agree for themselves and their affiliates to the terms of this Disclaimer. This Information Memorandum has been prepared solely for general information purposes and not as specific advice to any particular recipient or any other person. It is not to be construed as a recommendation by Real Estate Downunder ("The Agent"), or the Vendor that any recipient proceeds with any investigation or with any purchase of the property. In all cases recipients should carry out their own independent investigation, assessment and analysis.