

Knight Frank (Cairns)

264 Grafton Street, Cairns North.

Information Memorandum

For Sale by **Expression of Interest** closing **Friday 1 March 2019** at 5pm





Directly Opposite Liz Plummer Cancer Care Centre



One Minute Walk from the Main Cairns Hospital Building

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Introduction.

The Knight Frank (Cairns) team is delighted to present for sale via Expression of Interest 264 Grafton Street, Cairns North.

Knight Frank is pleased to present 264 Grafton Street, Cairns North (Cnr Grove Street) to market. This is an exclusive opportunity to secure a rare corner development site in the heart of the hospital precinct and the first time offered for sale in over 30 years. The 1,012 square metre land area allows for a number of development opportunities for a medical related business or there is the option to refurbish the current improvements.

Opportunities to acquire a site in such a tightly held medical precinct are next to none and for that reason we are expecting very strong interest.









This site is offered for sale via **Expression of Interest closing 5pm Friday 1 March 2019.**

Knight Frank welcomes your interest, and should you require additional information and arrange an inspection, please contact the exclusive Knight Frank Agents directly.

Kind Regards

Rob Macfarlane
Senior Commercial Agent
M +61 409 636 943
E Rob.Macfarlane@au.knightfrank.com

Property Overview.

| | | |
|---|---|--|
|  | Address | 264 Grafton Street (Corner Grove Street), Cairns North Q 4870 |
|  | Land Area | 1,012 sqm |
|  | Frontage | Grafton Street - 20 metres approximately Grove Street – 50 metres approximately |
|  | Improvements | <p>Two freestanding single level buildings of block construction with iron sheeted roofing.</p> <p>Building 1: Large hall and function room which is open plan with several offices and store rooms running off the main hall area. Amenities include a large well appointed kitchen as well as male and female toilets and disabled toilet and shower. The building is fully air conditioned and has a covered carpark included.</p> <p>Building 2: Two fully self contained residential units with disabled ramp for access to each. The two units are air conditioned and each have a covered carport. The units have front access from Grafton Street which is fenced off and rear access from Grove Street.</p> <p>The property also comprises a small freestanding storage shed of approximately 15 sqm.</p> |
|  | Real Property Description | Lot 181 on C1987 |
|  | Local Authority / Zoning Details | Cairns Regional Council / Tourist Accommodation Adjoins Zone Precinct: Hospitals & Allied Medical – Precinct 1 |
|  | Method of Sale | For Sale via Expression of Interest Closing 5pm Friday 1 March 2019 |
|  | Agency Details | <p>Knight Frank (Cairns) First Floor, 32 Sheridan Street, Cairns Q 4870 T +61 740 465 330 E AgencyCairns@au.knightfrank.com</p> <p>Rob Macfarlane Senior Commercial Agent M +61 409 636 943 E Rob.Macfarlane@au.knightfrank.com</p> |

Location.

Immediate Locality

The property is strategically located in the centre of the hospital precinct and directly opposite E Block of the Cairns Hospital and the Liz Plummer Cancer Care Centre and the multi storey hospital carpark. The site also adjoins the near new Australia Red Cross Centre as well as being amongst other medical specialists and the main hospital building and close to the private hospital.

For these reasons, 264 Grafton Street, with its 1,012 square metre lot size, is a fantastic development opportunity or potentially the option to just refurbish the existing improvements for a medical related business or specialist or Government department.

Cairns

Cairns has a permanent population of approximately 160,000 residents and enjoys a very high level of tourist visitation, averaging an additional 26,600 persons per night. The city has the Coral Sea to the east and is ringed by heavily urbanised areas stretching south to Edmonton, north to Freshwater and west to Redlynch. Further expansion is restricted by the impact of the Barron River flood plain to the north and the coastal ranges to the west. The southern corridor from Edmonton to Gordonvale, is to provide for the majority of future residential growth where a master planned estate commenced development in 2016. In-fill and higher density development opportunities still exist elsewhere, particularly so to the north along the Marlin Coast to Palm Cove and in the city's CBD and inner suburbs.

Located over 1,700 kilometres by road northerly from Brisbane, Cairns is the most northerly city in Queensland. It provides all of the infrastructure required of a regional service centre remote from its State capital. Cairns is the northern terminus of both the Sunshine Route rail link and National Highway Route 1. It has a large Sea Port, which has prospered under local ownership and control.

Cairns Airport is the international and regional gateway to Far North Queensland and the Great Barrier Reef and services both domestic and international airlines. Flights are operated to all major Australian cities and tourist destinations, regional communities in Far North Queensland and a number of major destinations in Asia-Pacific Region.

The district around Cairns has been a major sugar growing area but other industries in the region include dairying, cattle grazing, tobacco, maize, peanut and potato growing, mining, ship building and of course tourism. The city's close proximity to the World Heritage listed Great Barrier Reef and the rainforests of the Wet Tropics rank it as a highly desirable destination for international visitors to Australia. A major convention centre, over 6,500 three to five star hotel rooms, cultural and nature based theme parks and a range of sporting, recreational and entertainment attractions, add to the city's appeal.

In a commercial sense, as well as offering employment opportunities in primary, secondary and tourism industries, Cairns acts as a service and administration centre for various mining and development projects throughout the Far North, New Guinea and Irian Jaya.

The city has a Royal Flying Doctor Service base, a large regional Base Hospital, Cairns Private Hospital and a smaller four theatre day surgery. Cairns is well served with primary and secondary schools, has a College of Technical and Further Education and Campuses for James Cook University and Central Queensland University. There are also numerous English language colleges, tourism and hospitality training schools that attract both overseas and local students.



Sales Process.

For Sale by Expression of Interest.

Sale Price

264 Grafton Street, Cairns North is for sale by Expression of Interest closing 5pm Friday 1 March 2019. Please see Expression of Interest form attached as an appendix to this report for submission to Knight Frank (Cairns).

Inspections

Inspections of the property are by appointment only and are to be conducted under the supervision of Knight Frank. Interested parties should contact the exclusive marketing agents.

Disclaimer.

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The vendors reserve the right, at their sole discretion, to postpone or cancel the proposed transfer or sale of the property and to modify or add any terms and conditions to any proposed contract, vendors' statement or other material associated with the proposed sale, which may be made available to a potential purchaser.

Appendix One

Expression of Interest Form.

EXPRESSION OF INTEREST FORM

Closing 1 March 2019 at 5:00PM

“This is an indicative expression of interest form only and is not an offer by either the vendor or the proponent which is capable of acceptance by the other. There will be no legally binding agreement in relation to this sale and purchase of the property unless and until the parties have executed a contract of sale.”

**For the property situated at:
264 GRAFTON STREET
CAIRNS NORTH QLD 4870**

SUBMIT TO: Knight Frank (Cairns)
Level 1/32 Sheridan Street, Cairns Qld 4870
Ph: 07 4046 5330 Fax: 07 4031 1845
Email: rob.macfarlane@au.knightfrank.com

1. Proponent’s Details

Full Name/Company: _____
Company Contact (if applic): _____
ACN or ARBN (if applic): _____
Street Address: _____
Telephone: _____
Email: _____

2. Proponent’s Solicitors Details

Business Name: _____
Contact: _____
Postal Address: _____
Telephone: _____
Email: _____

3. Price Offered by Proponent (Exclusive of GST)

\$ _____

4. Attached is evidence to support the Proponent’s ability to complete a contract at the price offered.

Tick box if attached

5. Proponent requires additional Special Conditions.

Tick box if required and complete Attachment A

6. If Proponent is a Company, the Contract must be supported by Director's Guarantees.

Name 1: _____

Postal Address: _____

Telephone: _____

Email: _____

Name 2: _____

Postal Address: _____

Telephone: _____

Email: _____

7. Deposit amount offered by the Proponent (Vendor's requirement is for minimum 10% of Purchase Price)

\$ _____

8. Time required for completion (Vendor's preference is 30 days from Contract Date)

_____ days from the Contract Date.

Executed by the Proponent

This _____ day of _____ 2019

Executed on behalf of the Proponent by _____, an authorised representative of the Proponent. (print name)

Signature _____

Authorised Representative of the Proponent

Appendix Two

Title Search.

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30337805

Search Date: 08/01/2019 11:25

Title Reference: 21125206

Date Created: 06/10/1980

Previous Title: 20072059

REGISTERED OWNER

THE QUEENSLAND COUNTRY WOMEN'S ASSOCIATION

ESTATE AND LAND

Estate in Fee Simple

LOT 181 CROWN PLAN C1987
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10698249 (ALLOT 1 SEC 39)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes

Certificate No. 1

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

Appendix Three Rates Notice.



5000

Property Location: 264 Grafton Street CAIRNS NORTH QLD 4870
Property Description: LOT 181 TYP C PLN 1987
Improvements: Fhold-2 Flats & Hall
 1011.0000SQUARE METRES



| | | | |
|-------------------------------------|------------|----|----------|
| General Commercial F - NFP Groups | 610,000.00 | \$ | 1,872.17 |
| Water Access Charge/s-Residential | 2.00 | \$ | 264.98 |
| Water Access Charge/s-Commercial | 1.00 | \$ | 130.97 |
| Sewerage Charge/s-Residential | 2.00 | \$ | 784.16 |
| Sewerage Charge/s- Commercial | 3.00 | \$ | 1,006.35 |
| Cleansing Charge/s | 2.00 | \$ | 375.64 |
| State Emergency Management Levy 2 A | 1.00 | \$ | 108.70 |

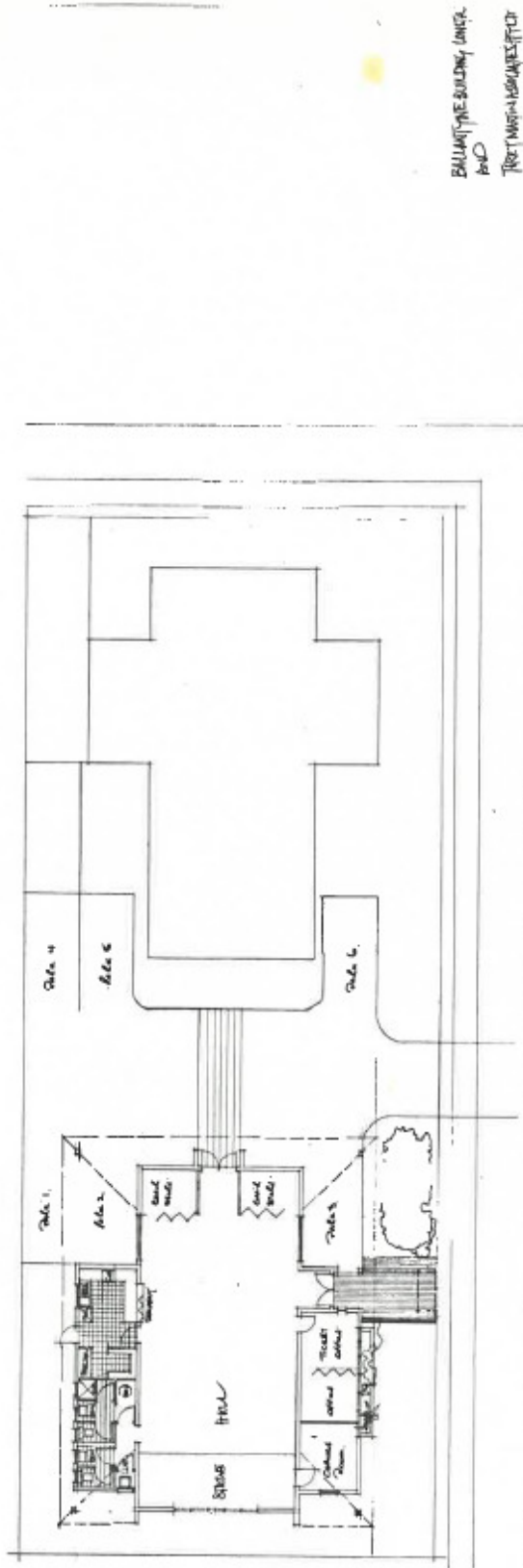
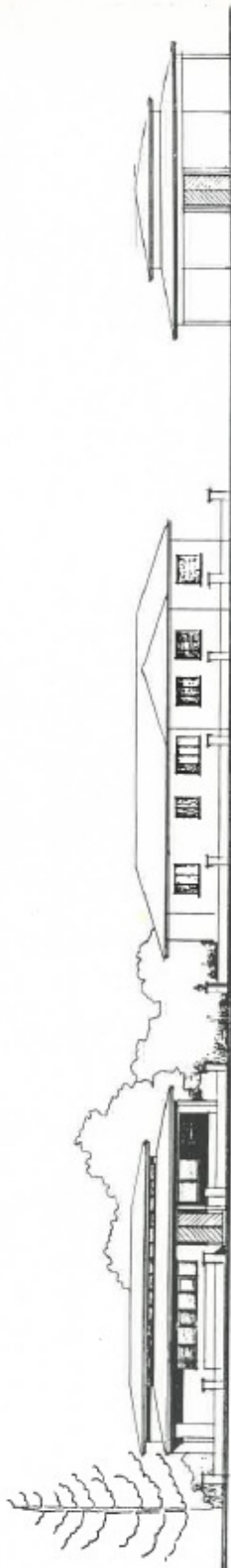
BPAY View Registration No: 251850



Total new transactions \$ **4,542.97**

Reference No: 251850

Appendix Four Building Plan.

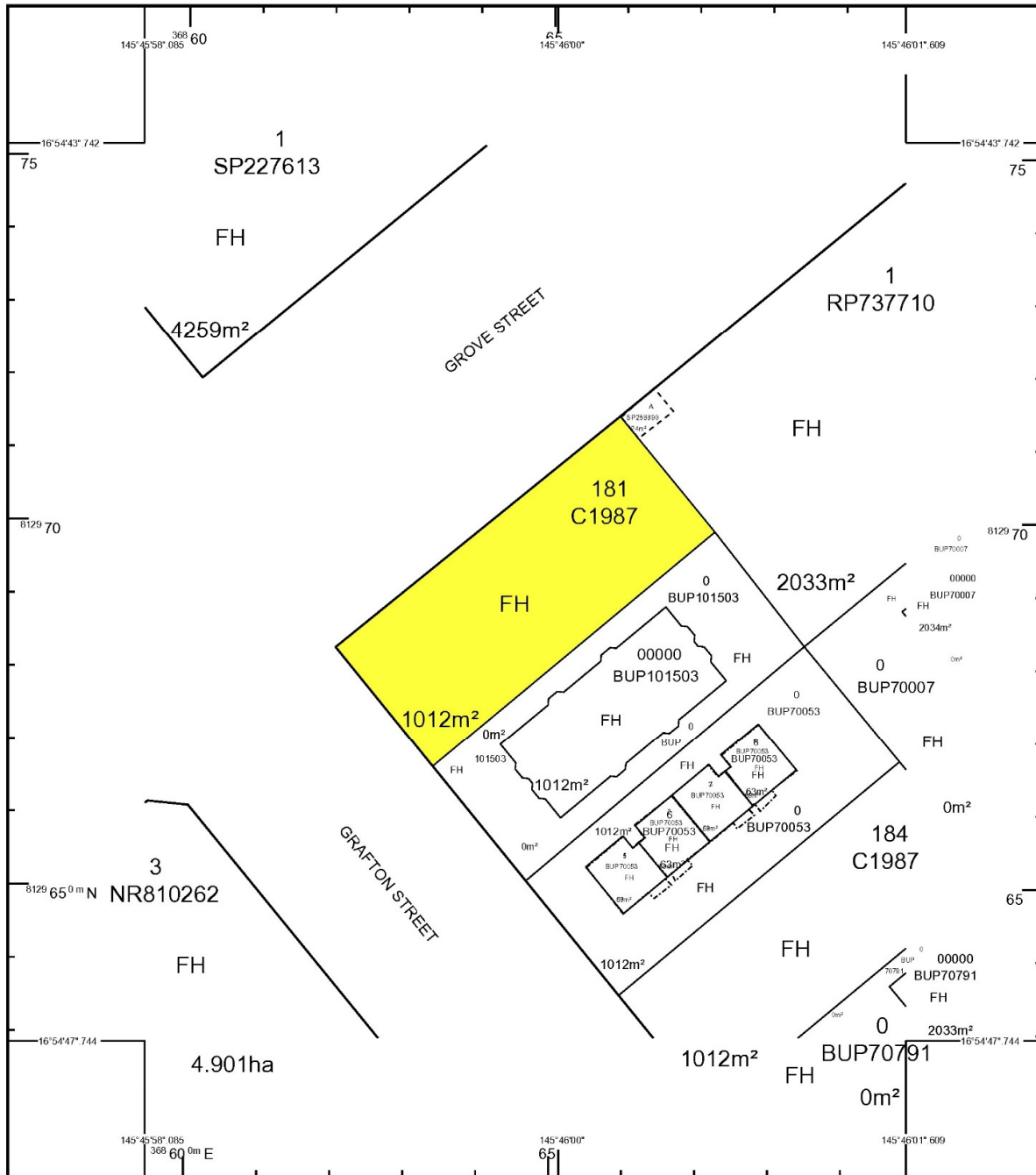


BALMAIN TIRE BUILDING UNIT
AND
TIRE MACHINERY UNIT
RECEPTION ST
CARRIAGE
DUNG SHEDS
SCALE 1:100
PROJECT NO 59807

PLAN 1:100
GROVE STREET
PROPOSED HALL & CARRIAGES RESIDENCE
MURTY, NIMBERS ASSOCIATION

Appendix Five

CAD Map.



STANDARD MAP NUMBER
8064-23431



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

| | |
|------------------|--------------------|
| DCDB | 181C1987 |
| Lot/Plan | 1012m ² |
| Area/Volume | FREEHOLD |
| Tenure | CAIRNS REGIONAL |
| Local Government | CAIRNS NORTH |
| Locality | 93/0/1 |
| Segment/Parcel | |

CLIENT SERVICE STANDARDS

| | |
|--|------------|
| PRINTED (dd/mm/yyyy) | 18/01/2019 |
| DCDB | 17/01/2019 |
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SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base



Queensland Government
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Our Locations.



Our Services.

ASSET MANAGEMENT

Facilities Management, Property Accounting, Property Management

COMMERCIAL, INDUSTRIAL & RETAIL

Leasing

Industrial, Office, Retail

Occupier Services

Workplace strategy and implementation, Transactional services and tenant representation, Strategic advisory services, Portfolio and facilities management

Project Management & Building Consultancy

Building Consultancy, Cost Consultancy, Project Management, Sustainability

Sales & Acquisitions

Aged Health Care & Retirement Living, Agribusiness, Asian Markets, Commercial, Industrial, Institutional, Land Development, Pubs & Hotels, Retail, Service Stations

RESEARCH

Alternative Uses, Consultancy, Industrial, Market Research Reports, Office, Residential, Retail

Consulting

RESIDENTIAL

International Project Marketing

Property Management

Rentals

Residential Development

Consultancy

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