

# FOR SALE

## LEASED RETAIL INVESTMENTS FOR SALE INDIVIDUALLY OR AS A WHOLE



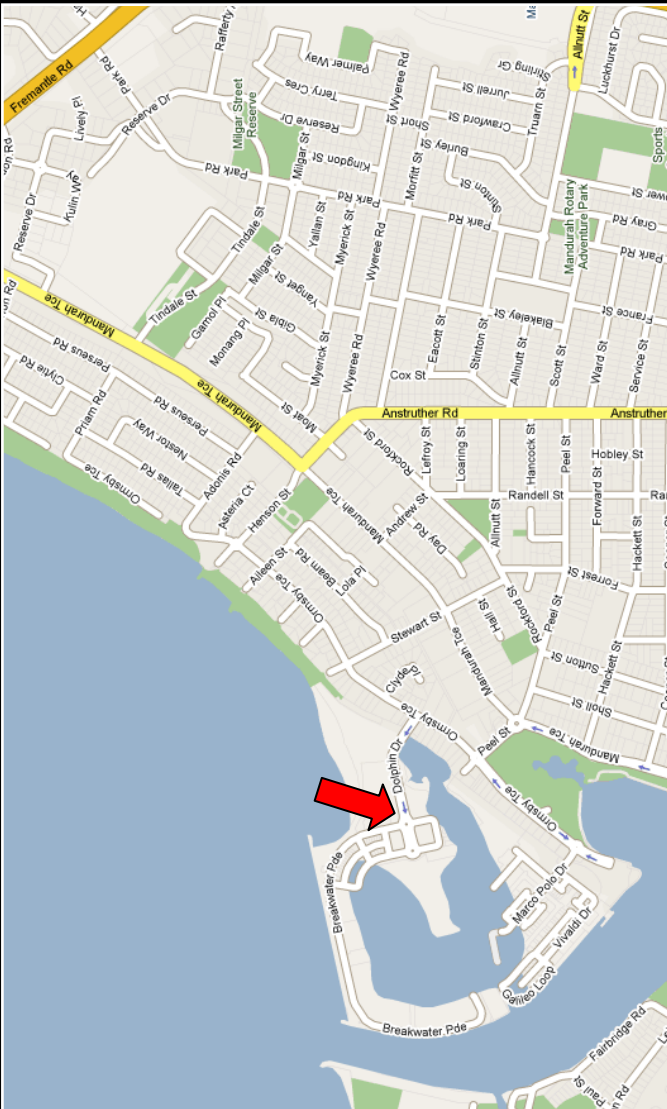
## SEASHELLS RESORT MANDURAH OCEAN MARINA

As featured on [www.cbre.com.au](http://www.cbre.com.au)

**CBRE**  
CB RICHARD ELLIS

**STAGE 3 'SEASHELLS RESORT'  
16 DOLPHIN DRIVE,  
MANDURAH OCEAN MARINA, WA**

# FOR SALE



### LOCATION

Within Seashells Resort – Mandurah Ocean Marina  
16 Dolphin Drive (corner Breakwater Parade),  
MANDURAH, WESTERN AUSTRALIA.

### TITLE DETAILS

Individual lots 79 – 88 on Strata Plan 48817 as contained within  
Certificates of Title Volume 2677 / Folios' 931 – 940 inclusive.

### BUILDINGS

Modern ground level commercial retail lots within a 5 level  
mixed use beachside resort strata complex completed in 2007.

### TENANCY DETAILS

All lots are currently leased (except lot 80) which is available  
with vacant possession.

The existing lease profile includes liquor store, delicatessen,  
florist, beauty, bridal, gifts & homewares and function centre.

Full details contained within Information Memorandum.

### METHOD OF SALE

Offers are invited at this time on individual lots or as a whole  
for the consideration of the Seller. In this instance reserve  
'upset' prices nominated to attract early sales.

Lot No.	Strata Area	Tenant Trading Name	Net Rent	Reserve Price
79	218m <sup>2</sup>	Cellarbrations Liquor	\$73,684.00	\$900,000
80	138m <sup>2</sup>	-----	-----	\$450,000
81	124m <sup>2</sup>	Shoreline Essentials	\$43,400.00	\$500,000
82	109m <sup>2</sup>	Peppertree Florist	\$32,700.00	\$400,000
83	79m <sup>2</sup>	Oceanique Day Spa	\$29,032.50	\$350,000
84	91m <sup>2</sup>	Zoo Bridal	\$31,850.00	\$360,000
85	84m <sup>2</sup>	Rock n Royal	\$29,961.94	\$340,000
86/87 & 88	312m <sup>2</sup>	Hair Free Mandurah & Seashells Function Centre	\$107,416.50	\$1,100,000
<b>TOTAL</b>	<b>1,155m<sup>2</sup></b>		<b>\$389,444.94</b>	<b>\$4,400,000</b>

\* Prices listed are exclusive of GST as offered for sale as a Going Concern.

### DETAILS

To discuss further and to obtain a detailed Information  
Memorandum please contact exclusive selling agents:

**DAVID KENNEDY**

M: 0439 038 006

D: 08 9320 0087

**MICHAEL MILNE**

M: 0403 466 603

D: 08 9320 0040

**MURRAY DAVIES**

M: 0409 885 099

D: 08 9586 4904

**CBRE**  
**CB RICHARD ELLIS**

**08 9320 0000**  
LEVEL 2, LONDON HOUSE  
216 ST GEORGES TERRACE  
PERTH WA 6000

Information in this document may have been provided to CB Richard Ellis by other people and we do not warrant that it is accurate or correct. Figures quoted are approximate only and financial information is provided without reference to the possible impact of GST. Interested parties should make their own enquiries and seek independent advice before acting. Subject to any statutory limitation on its ability to do so, CB Richard Ellis disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document. This document is not an offer or part of a contract of sale. CB Richard Ellis respects your privacy and is bound by the National Privacy Principles. If you would prefer to be removed from this mailing list, please contact our Privacy Officer via phone 61 2 9333 3411, facsimile 61 2 9333 3332 or email [privacy@cbre.com.au](mailto:privacy@cbre.com.au). A copy of our Privacy Policy can be viewed at [www.cbre.com.au](http://www.cbre.com.au).