



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!

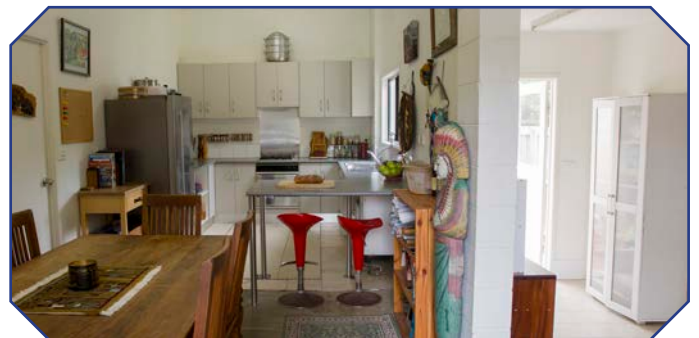
Opportunity at hand!

- ✎ Prime location with ideal commercial high street location
- ✎ Strong 8.2% return on investment.
- ✎ Two loyal tenants, premium position
- ✎ Easy to maintain self manages.
- ✎ Retail, Office & Residential.
- ✎ Popular location for local traffic, tourists and cruise ship passengers.
- ✎ Good position to make the most of Cooktowns future growth.

Property Features

- High Street location
- ROI 8.2%
- Separate Tenancies
- Two Entry Points
- CBD position
- Passive Investment
- High traffic area
- Off Street Parking
- Commercial Zone
- Excellent condition
- Self Managed

OFFERED AT **\$650K**



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388 Mungumby Road
Helenvale/Rossville via
Cooktown Qld 4895

www.RealEstateDownunder.com

Discover a place you'll enjoy to own.



Opportunity

With sealed vehicular access through out most of the region and further north along with high speed optic fibre internet, connectivity is prime. Be part of Cooktown's future growth from a unique position.

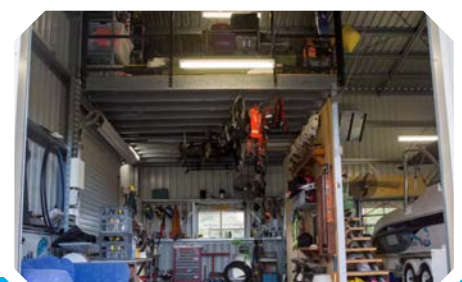
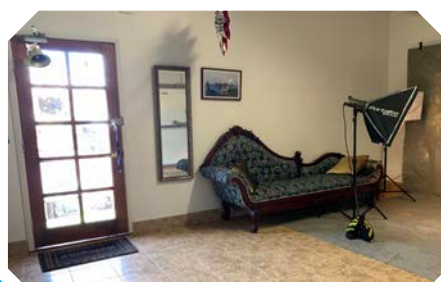
This property makes and ideal passive investment, offering sound returns for an outright buyer after expenses. Currently with two separate tenants there are potential options to turn this into three, Retail, Office & Residential. All buildings of solid construction, there is little upkeep outside of general maintenance. The property essentially self manages. The vacant land running towards Adelaide Street could be potentially developed into a small unit complex with its own entrance off Adelaide Street and would offer stunning harbour views. Is currently leased by existing tenants.

Location

Cooktown the tropical gateway to Cape York attracts thousands of domestic and international visitors each year, Grassy Hill, James Cook Museum, the waterfront and town centre are must see places. Pristine beaches, tropical lagoons, waterfalls, and regional outstanding fishing await,

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 town surrounded by stunning unparalleled countryside, Aboriginal culture, 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 from Port Douglas.



A top place to invest and grow with!



Particulars

- ☞ Current gross revenue \$ 53,000 incl GST
- ☞ Outgoings \$16,640.50
- ☞ Land size 1,510 sqm
- ☞ Shop 1 = 57 sqm
- ☞ Shop 2 = 60 sqm + 60 sqm awning
- ☞ Industrial Shed = 81 sqm + 54 sqm awning
- ☞ Caretakers Residence = 110 sqm + shed2
- ☞ Demountable office = 15 sqm
- ☞ Charlotte Street frontage = approx 20.11 m
- ☞ Adelaide frontage = approx 10.5 m
- ☞ Shop 1 tenancy term 3 years + 2 x 3 years. Current tenant since July 2017 . Operates popular hair and nail salon.
- ☞ Shop 2 new tenant 2020. Yuku Baja Ranger corporation occupying the residence (3 years) , shed and shop 2 offices. Terms 5 years + 2 x 5 years.

Highlights

Easy to manage building in excellent condition with strong year round occupancy. Current return on investment of 8.2%.

Potential to build two, two story residential units with Adelaide Street entrance when current lease expires. View would be as per picture above. Current residence and industrial shed is used by the Yuku Baja Aboriginal Corporation for vehicle storage, ranger shed and management offices. The property is located at the top of Charlotte street in the middle of town with other retail outlets alongside and down the street.

Cooktown receives around 80% of all tourists travelling on Cape York. 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 over the coming five years 40 of which have started already.



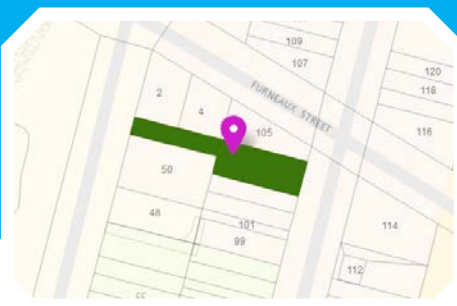
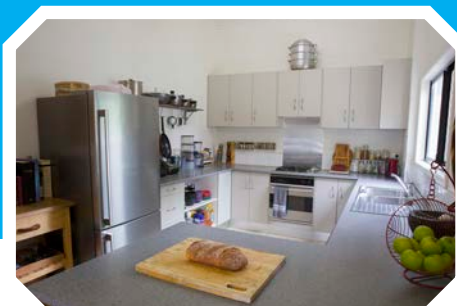
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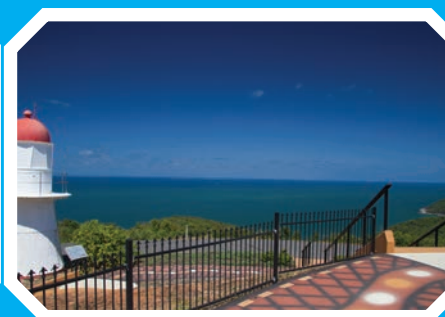
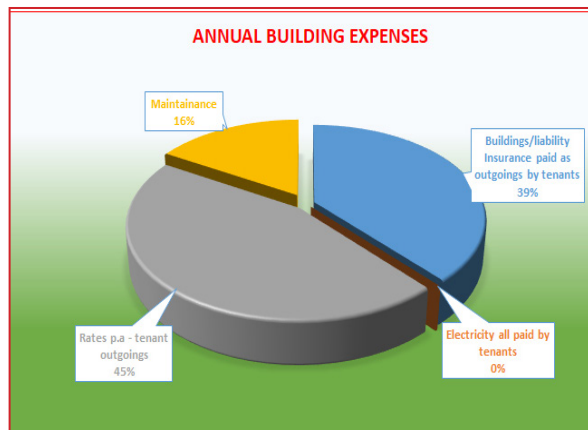
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Commercial Facts



Regional Update

Be part of Cooktown's future growth from a prime position. With the Mulligan Highway sealed for the past 15 years and optic fibre to Cooktown places connectivity for Cape York at a premium. This for many recent years now, has made commercial enterprises prosper.

Cooktown is a charming historical coastal hamlet, 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 2022 is much better than previous years. Most investors are buying due to the secure returns, The regions growth is unlikely to match the likes of other places or lose its frontier charm in a hurry. However horticulture/cattle, mining & tourism are the main economic strengths of the region. In 2021 Cooktown and the whole of Australia celebrated 251 years since the arrival of Captain Cook. The regions domestic tourism is booming!

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