



INFORMATION MEMORANDUM

185 DAYS ROAD GRANGE QLD

Prepared by Ray White Commercial (QLD)
JUNE 2020



THE OPPORTUNITY

Ray White Commercial (QLD) are pleased to exclusively offer 185 Days Road, Grange QLD for sale.

This is a terrific opportunity to purchase your own freehold commercial building as an investment or to potentially owner occupy or develop in the future.

The property is situated in the Days Road 'terminus precinct' which is home to numerous local businesses, cafes, restaurants as well as medical and allied health services.

Highlights include:

- High profile 215sqm* freehold commercial building on 610sqm* land parcel
- Directly across from bus stop and 5km* to the CBD
- Very high levels of exposure to over 27,500 cars passing daily**
- Affluent precinct with household income levels 76% above the QLD average^
- Neighbourhood Centre Zoning
- Being sold as a going concern (no GST applicable)

There is ongoing demand to live and work in the Grange which is demonstrated by the residential growth in the area. The recent global event is driving society to think local, act local and this is a fantastic opportunity to secure a well positioned investment with owner occupier or development potential.

 [Video Link](#)

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* Approximately
** Sitewisely
^ Location IQ





PROPERTY SUMMARY

Address	185 Days Road, Grange QLD 4051
Property Description	The site is improved with a single story circa 1960 -1970 timber building with a total GFA of 215m ² . The property is currently leased to one tenant; Hang About. The property is located on the frontal portion of the lot, serviced by an access driveway down the side of the property, leading to vacant car parking space at the rear of the lot.
Land Area	610sqm*
Building Area	215sqm*
Title Reference	11923047
Lot and Plan	Lot 1 on RP51192
Street Frontage	The property offers 15 metres of street frontage to Days Road.
Applicable Plan	Brisbane City Plan
Zoning	The site is designated 'QPP-NC - Neighbourhood Centre Zone'.

* Approximately

LOCATION

185 Days Road is situated in the heart of the Grange commercial precinct approximately 5km north of the Brisbane CBD. Days Road is a main thoroughfare for the suburb of Grange and surrounding areas, connecting the outer northern suburbs to inner north and beyond to the CBD with 27,500* cars passing daily. The Days Road 'terminus precinct' is home to numerous local businesses, cafes, restaurants as well as medical and allied health services.

Grange is underpinned by strong residential growth and it is one of Brisbane's most sought after areas. Grange recorded a median land value increase of 12.5 percent in the 12 months to October 2019 with a median residential house price of \$1,075,000, well above the Brisbane median of \$690,000, according to (Domain.com.au). This demonstrates the increased demand for the area, and representative of the affluent demographic.

Continued demand for the area is underpinned by proximity to council and private school bus routes, Wilston and Newmarket train stations and numerous nearby public and private schools. The property is only a 15-minute drive away from Brisbane Airport, and 20-minute bus ride from the CBD.

*Sitewisely





IMPROVEMENTS

Construction	
Floor	Carpet and Vinyl in internal spaces. Tiling in the external rear improvements of the property.
Frame & Facade	Timber frame with glass façade to street frontage, extending to a timber awning with a sheet metal roof.
Internal walls	Plasterboard
Ceilings	Internal ceilings are plasterboard with ducted air conditioning and built in fluorescent lighting. External rear component of the building is constructed with corrugated aluminum sheets, and metal support beams to support fluorescent lighting
Roof	Sheet metal

LEASE AND OUTGOINGS

Lessee	Budden & Edwards Pty Ltd (Trading As Hang About Picture Framing and Gallery)
Lease Term	3 years
Lease Commencement	01/01/2019
Lease Expiry	31/01/2022
Option	1 x 3 yrs
Net Rent	\$45,000 + GST pa
Outgoings	Tenant pays for 100% of outgoings
Rental Review	Annually by CPI Review
Lease Area	215m ²

Outgoings	Annual Outgoings
Insurance	\$1,972.75
Local Government Rates and Charges	\$6,900.00
Water, Sewerage and Draining Rates and Charges	\$2,188.00
Total Outgoings	\$11,060.75

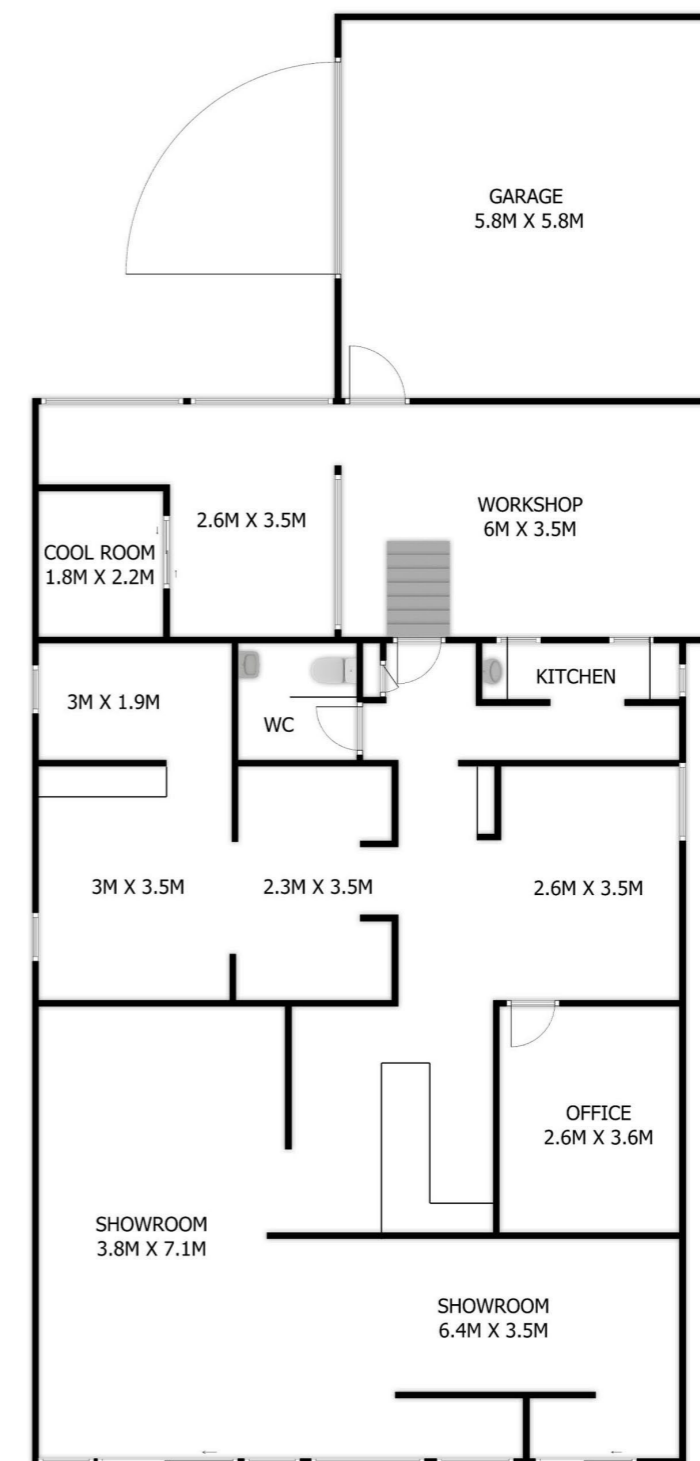
*Approx.

TOWN PLANNING OVERVIEW

185 Days Road Grange is listed under the Brisbane City Plan, designated Neighbourhood Centre Zone. Development potential for the site is broad allowing for a multitude of commercial, retail and residential end uses. Any future development at 185 Days Road must be tailored specifically to the location of the property and endeavour to directly service local residents. Specifically, any development must look to be less than 3 storeys and integrate effectively with surrounding properties.

Adjacent businesses in the Days Road precinct comprise a mix of medical, retail and commercial uses spread primarily over small retail fronts and larger boutique office spaces. 185 Days Road is not affected by any heritage constraints, as per BCC heritage overlays, and will accommodate redevelopment opportunities put forward by any future owner. The site is not subject to flooding.

FLOOR PLAN



185 DAYS ROAD, GRANGE



THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS FLOOR PLAN, ALL MEASUREMENTS ARE APPROXIMATE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSION OR MISS-STATEMENT. POTENTIAL PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THIS FLOOR PLAN.

215 SQM

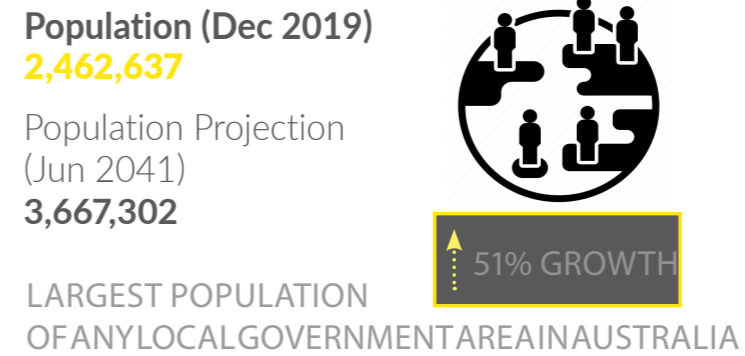


WHY BRISBANE?

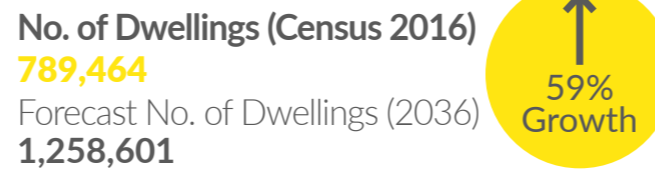
ECONOMY



POPULATION



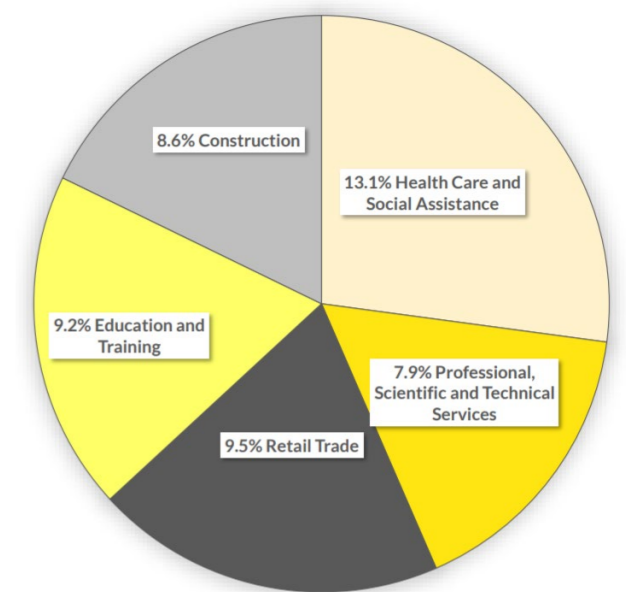
DWELLINGS



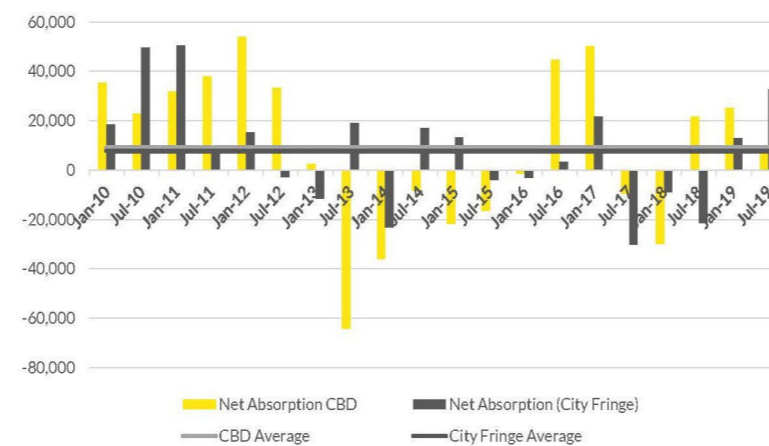
EMPLOYMENT



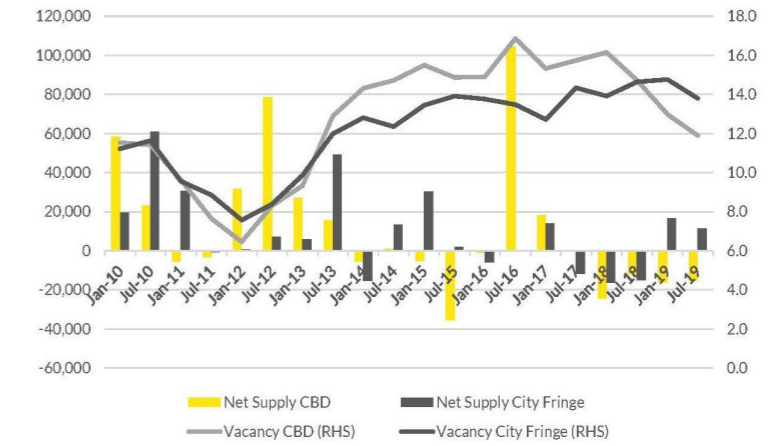
TOP-5 INDUSTRIES*



NET ABSORPTION



NET SUPPLY VS VACANT RATE



Source: Property Council of Australia
 *By Employment, Greater Brisbane Region

BRISBANE MAJOR PROJECTS & INFRASTRUCTURE

Over \$45 BILLION of public and private sector infrastructure projects under construction or in the pipeline, transforming Brisbane into "Australia's New World City".

RayWhite.



\$3.6B
QUEENS WHARF CASINO PRECINCT
Under Construction (2022)



\$5.4B
CROSS RIVER RAIL
Under Construction (2024)



\$944M
BRISBANE METRO
Fully Funded (2023)



\$2.0B
BRISBANE LIVE
Joint project with CRR. Demolition 2020
(2025)



\$2.1B
WATERFRONT PRECINCT
Approved. Commence construction
2021 (2030)



\$1.0B
BRISBANE QUARTER
Under Construction (2020)



\$8.4B
MELBOURNE TO BRISBANE INLAND
RAIL
Under Construction (2025)



\$20B<
OLYMPIC GAMES BID
(2032)



\$200M
HOWARD SMITH WHARVES
Completed (2019)



\$1.35B
BRISBANE AIRPORT EXPANSION
Under Construction (2020)



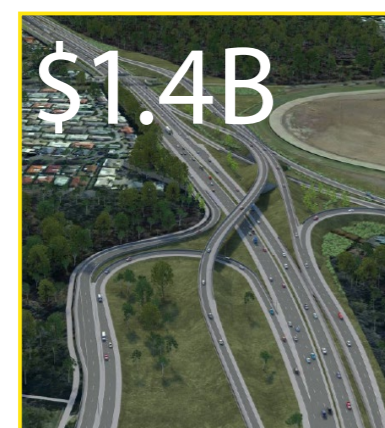
\$1.1B
HERSTON QUARTER HOSPITAL
PRECINCT
Under Construction (2020)



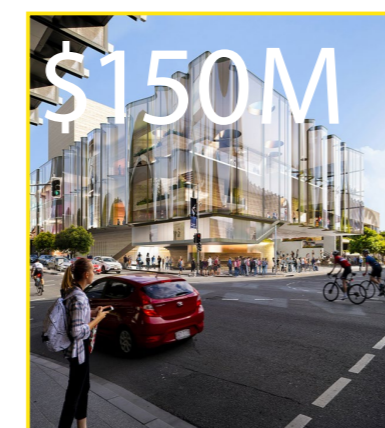
\$2.9B
RNA REGENERATION
Under Construction (2029)



\$158M
MEGA CRUISE SHIP TERMINAL
Under Construction (2020)



\$1.4B
GATEWAY MOTORWAY NORTH
UPGRADE
Under Construction (2020)



\$150M
NEW QPAC THEATRE
Fully Funded (2022)



\$500M
SCHOOLS
Under Construction (2023)



\$5.4B
NORTHSHORE HAMILTON
Under Construction (2036)



\$650M
KINGSFORD SMITH DRIVE
UPGRADE
Under Construction (2020)



\$8.5B
BRUCE HIGHWAY UPGRADE
Under Construction (2023)

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