



PROJECT DELIVERY





INFORMATION MEMORANDUM.



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01 INTRODUCTION



20 YASS ROAD, QUEANBEYAN, NEW SOUTH WALES

Exploring an Industrial Property on Yass Road: An Information Memorandum

A hidden commercial gem is waiting to be discovered along Yass Road's bustling landscape. This Information Memorandum offers a comprehensive insight into a prominent property located within Queanbeyan's industrial precinct. By providing an overview of the property's layout, character, and potential, our aim is to provide a thorough understanding of its essence. From its zoning, size, and structure to the intricate details of its current tenancy and financial underpinnings, this memorandum serves as a guide to unveil the inherent opportunities of this distinguished property. Our objective is to offer an illuminating perspective and aid discerning investors in assessing this commercial venture on Yass Road.



This document has been prepared by ProjectDelivery.Co based on the information provided by the Vendor and has not conducted an independent audit of the information contained. Any potential purchaser is recommended to seek professional advice as necessary to make their own decision.

The sales process is highly confidential and no direct approach should be made to the business, its customers or suppliers.

02 PROPERTY OVERVIEW



20 YASS ROAD, QUEANBEYAN, NEW SOUTH WALES

LEGAL ADDRESS Lot 16 in Deposited Plan 8732

BUILDING AREA 363.72 sqm*

LAND SIZE 1322 sqm*

ZONING E3 Productivity Support

METHOD OF SALE Private Treaty - \$2,000,000



03 PROPERTY FEATURES



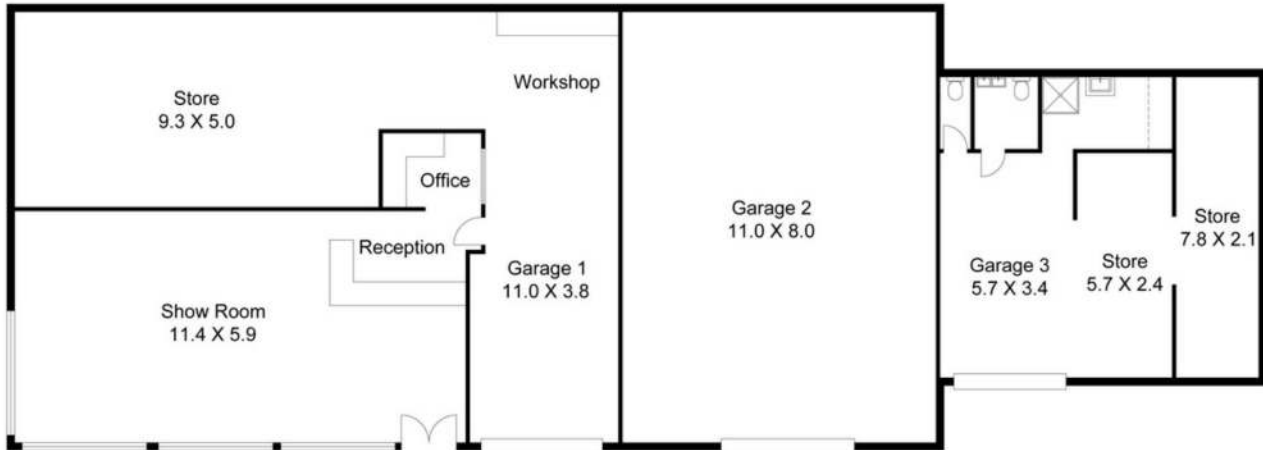
- E3 Productivity Support Zone - Allows a wide range of uses
- Features an established showroom, storage, and workshop spaces
- Residential unit situated above the commercial space for added flexibility
- Secure site with 4 bays across 3 workshops, high clearance storage, and access
- Fully concreted front, side & rear yards, providing a well-maintained exterior
- Boasts a 10kW solar system, substantial 3-phase power supply throughout
- Comprehensive internal & external lighting, evap. cooling, and hydronic heating
- Quality A/C office component & full amenities enhancing operational comfort
- Recent Improvements: \$24,794.50 this year - new suspended subfloor, new deck, new stair landing, new stairs, new handrail



04 FLOOR PLAN



Ground Level



First Level



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Front Carpark & Garage



05 TENANCY DETAILS



TENANT Scrivener Construction Pty Ltd

LEASE COMMENCEMENT 5 January 2015

LEASE EXPIRY 4 January 2025

OPTIONS 10 Year Renewal

RENT \$68,500 plus GST p.a

INCREASES 3% increase yearly

PERMITTED USE Retail sale and fitting of tyres and mechanical products

OUTGOINGS

COUNCIL RATES \$10,787.92 (FY23-24)

WATER AND SEWERAGE Approx. \$850.00 p.a

MANAGEMENT FEES 5% - \$3425.02 p.a

INSURANCE Approx \$7240 p.a

06 LOCATION



20 Yass Road, Queanbeyan

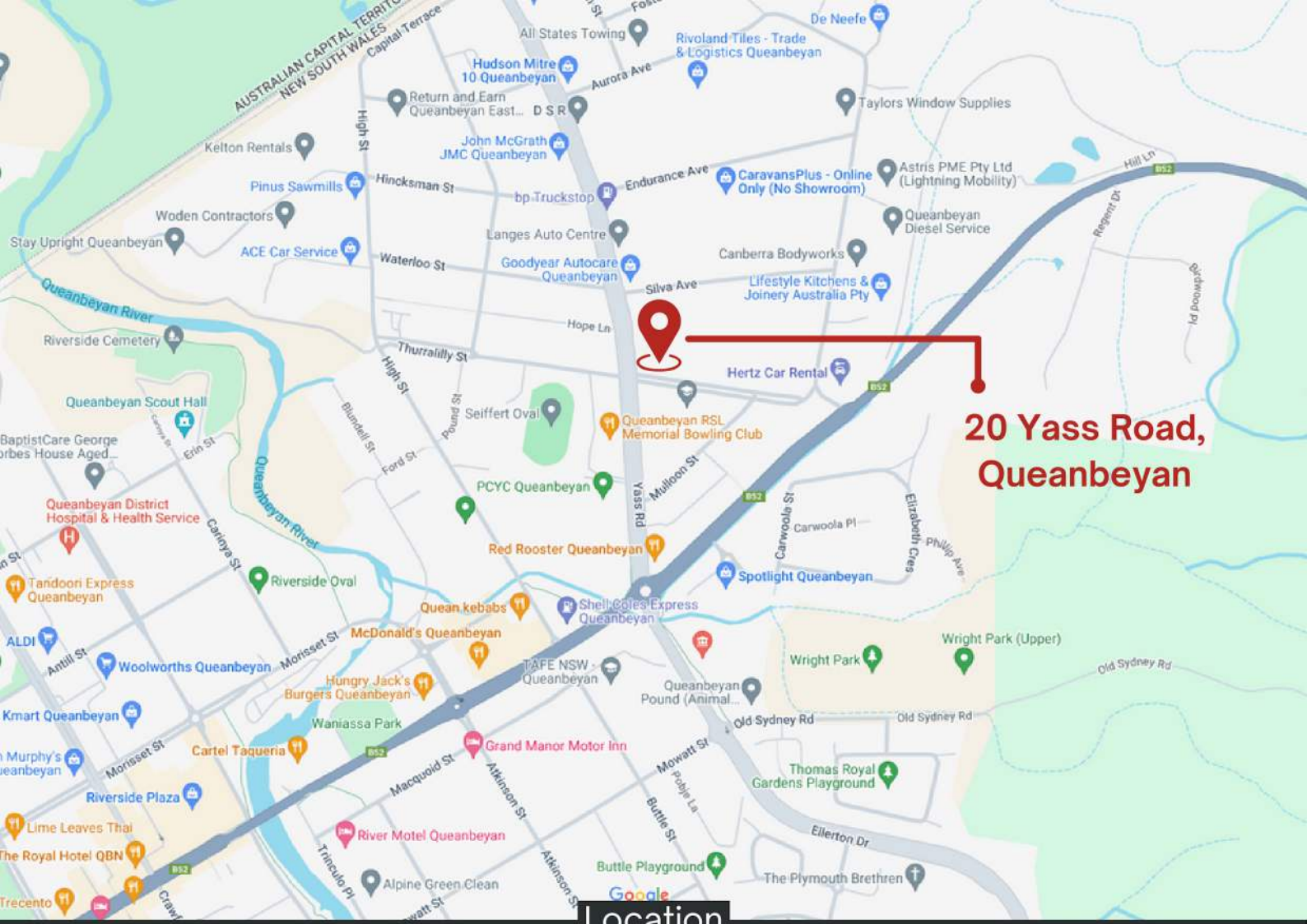
Positioned along Queanbeyan's main industrial thoroughfare, Yass Road, this commercial property presents an exceptional opportunity in the heart of the industrial hub. Linking Canberra to Queanbeyan, Yass Road sees a staggering flow of over 20,000 vehicles daily, ensuring unparalleled visibility and accessibility.

Thriving Regional City of Queanbeyan

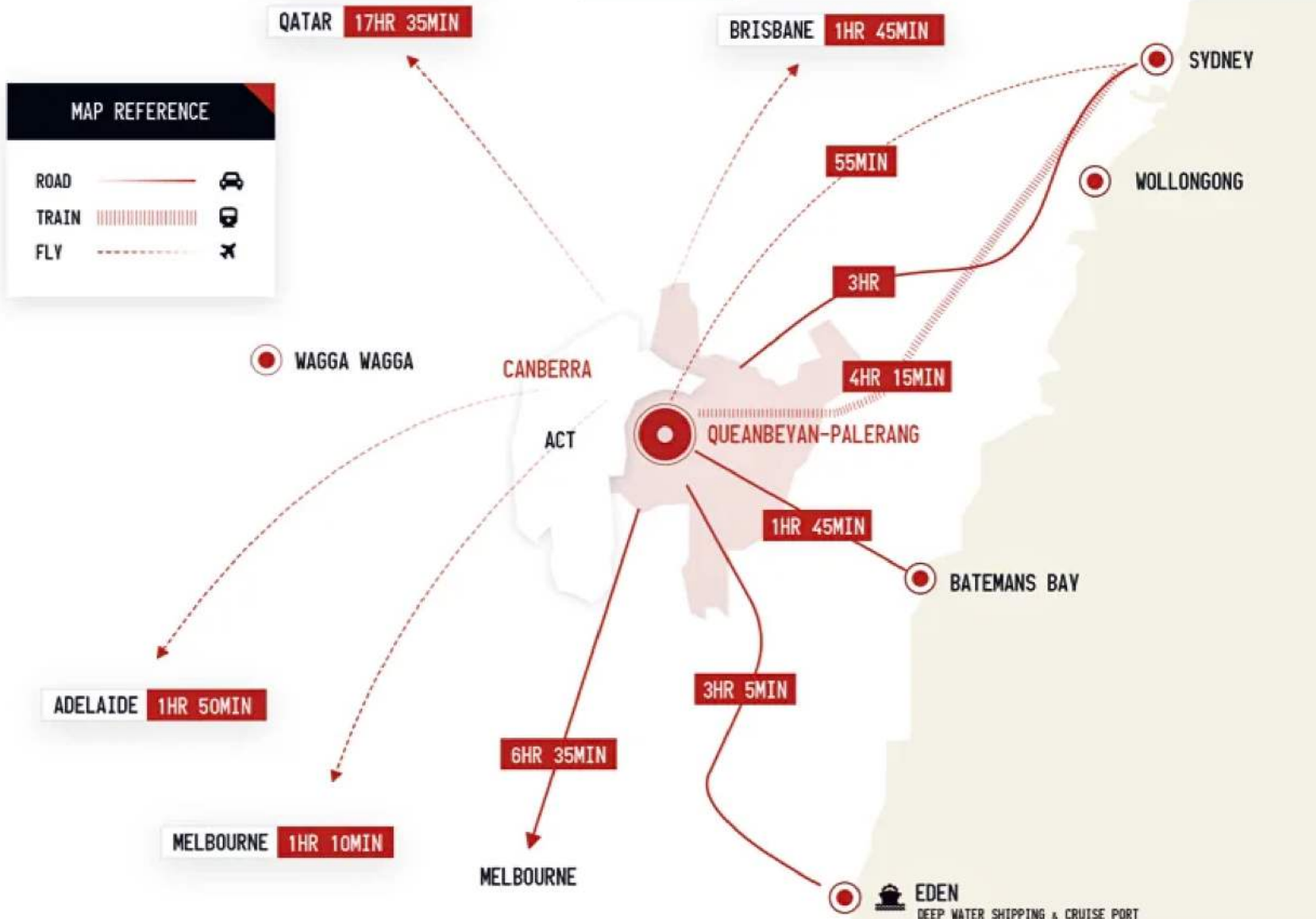
The City of Queanbeyan is located immediately adjacent to the Australian Capital Territory (ACT) and has excellent road connections to Canberra, Melbourne and Sydney, as well as the south coast of NSW. Queanbeyan enjoys a weather system much like Canberra, and is also a mere 2 hour drive from the South Coast, and just over 2 hours from the Snowy Mountains snow fields. Queanbeyan's mixed economy is based on light construction, manufacturing, service, retail and agriculture. Queanbeyan also hosts the Queanbeyan-Palerang Regional Council.

“The Canberra Region is expected to be the fastest growing region in NSW, with a forecast population growth of 65% over the next twenty years.”

NSW Govt - A 20 Year Economic Vision for Regional NSW



Location



06 LOCATION



Strategic positioning with high exposure

The prime location of the block on Yass Road ensures not only immediate exposure for businesses but also positions the property for optimal returns on investment. The high visibility from the constant flow of traffic, coupled with easy accessibility, creates a favourable environment for attracting customers. Positioned along Queanbeyan's main industrial thoroughfare, Yass Road, this commercial property presents an exceptional opportunity in the heart of the industrial hub. Linking Canberra to Queanbeyan, Yass Road sees a staggering flow of over 20,000 vehicles daily, ensuring unparalleled visibility and accessibility.

Freeway access just meters away

This land conveniently located on the edge of the Queanbeyan East industrial area has links to the Ellerton Drive, Queanbeyan bypass. You can also access Kings Highway from Thurrallilly Street, which runs into Yass Road.





Queanbeyan, NSW



07 PROPERTY PARTICULARS



Financial Analysis:

The property's financial performance demonstrates a stable outlook with an annual net operating income (NOI) of \$46,197.53 and total outgoings of \$22,302.94 (This does not include land tax of approx \$16,596.00). Recent improvements totaling \$24,794.50 have been invested to enhance the property's infrastructure, ensuring long-term value and tenant satisfaction.

Investment Potential:

Located in a prime position along Yass Road, the property is forecasted to exhibit a growth trajectory in line with past trends. Queanbeyan East has enjoyed strong capital growth and will see sustained demand for prime commercial land.

Residential sales have improved on average by 5.42% over the last 10 years, with commercial sales growing by 61.1% over the years of 2013 to 2020.

2013	8	\$948,500	187.4%	\$168,000	\$3,275,000
2014	11	\$480,000	-49.4%	\$168,000	\$715,000
2015	9	\$1,540,000	220.8%	\$350,000	\$3,902,727
2016	10	\$397,250	-74.2%	\$195,250	\$1,400,000
2017	13	\$715,000	80.0%	\$155,000	\$2,225,000
2018	7	\$935,000	30.8%	\$480,000	\$6,000,000
2019	10	\$737,500	-21.1%	\$210,000	\$1,750,000
2020	4	\$1,612,500	118.6%	\$587,400	\$2,585,000

Queanbeyan East (Commercial Use - Sales) Source: Pricefinder

Legal:

A comprehensive planning certificate is available which details the Environmental Plans, Policies and Development Control Plans which apply to the land. Extensive development and use is permitted and no other liens or covenants affect the block.



Front Showroom



08 CONTACT DETAILS



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