

Sold



Shop 9 & 10, 1 Pioneer Close, Craigie



## Commercial Freehold & Investment Very Strong Tenant Returning 8%+ NET

New Five (5) year lease signed - from the 27th August 2013 - 26th August 2018. A further Five (5) Option exists.

Current net rental return of \$48,845.00 after outgoings.

Two (2) freehold titles of 104m<sup>2</sup> each - totalling a combined 208m<sup>2</sup>. Both lot 9 & 10 ideally front the road.

A full office fit-out is included in the sale. The premises are currently being used as an office with full reception, board room, kitchen, internal toilet and store room.

Has been leased to the same tenant since 27th August 2008. RPS is an international consultancy company providing world-class, local solutions in energy, mining, infrastructure, urban growth and natural resource management. They operate in 125 countries on 6 continents and have over 5,000 employees.

Plenty of parking exists for customers and the property is highly visible from

1 4 208 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	7
<b>Land Area</b>	208 m <sup>2</sup>
<b>Office Area</b>	208 m <sup>2</sup>
<b>Floor Area</b>	208 m <sup>2</sup>

### Agent Details

Callum Jones - 0437 981 195

### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
QLD 4877 Australia  
07 4099 5550



the road side being located at the street entry end of the complex.

This is truly a passive investment with a great return and the property is in excellent condition. The complex is a modern, well kept, easily maintained of only 10 tenancies including these two.

Contact Callum Jones for a full detailed report on this property.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*