



Substantial Approved Maroochydore Development Site

For Sale

Expressions of interest closing
Wed 27 October 4pm

Land/Development

11-17 Ocean Street, Maroochydore, Qld 4558

Floor Area:

4,211 m²

Land Area:

0.42ha (1.04 acres) (approx)



Property Description

- **DA - 110 Units**
- **1,775m² Retail/Commercial**
- **Strong Holding Income**

Colliers are pleased to offer to the market an outstanding mixed use residential development site opportunity in a prime Maroochydore location. On offer is a substantial landholding which benefits from a recent Development Approval offering Ocean view apartments from upper levels, Short Term Hotel style accommodation on lower levels and ground and first floor retail/commercial.

Key features of the properties include:

- Land Area - 4,211sqm*
- MCU Approval for Apartments, Hotel, Retail/Food/Commercial
- 40 metre* height limit
- Zoned 'Principal Centre'
- Fully leased net income of \$840,000* (current income \$575,000*)
- Fully serviced level sites
- Surrounded by walkable amenity including Sunshine Plaza, Big Top Shopping Centre, cafes/restaurants, Maroochy River & Beach
- Walking distance to Sunshine Coast CBD major employment precinct
- Short 9km* drive to Sunshine Coast Airport

11-17 Ocean Street, Maroochydore presents an extremely rare opportunity to purchase a substantial landholding in a prime Sunshine Coast location, to either develop now or hold and enjoy the considerable holding income. The Sunshine Coast has been on a major growth trajectory over the past 12-18 months and this site provides options to capitalise on the projected future growth in the region.

For Sale by Expressions of Interest closing Wednesday 27 October 2021 at 4pm

Interested parties are strongly encouraged to contact the exclusive marketing agents Baydn Dodds or Nick Dowling

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11-17 Ocean Street, Maroochydore, Qld 4558



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