



Substantial Approved Maroochydore Development Site

Land/Development

11-17 Ocean Street, Maroochydore, Qld 4558

Floor Area: 4,211 m²

Land Area: 0.42ha (1.04 acres)
(approx)

For Sale

Expressions of interest closing
Wed 27 October 4pm

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 ...



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