



UNIQUE FULLY LEASED INVESTMENT OPPORTUNITY WITHIN THE PROMINENT BROWNS PLAINS ...

Retail

8-24 Browns Plains, Browns Plains, Qld 4118

Floor Area: 5,978 m²

Land Area: 2.07ha (5.12 acres)
(approx)

Property Description

- **WALE of 6.5* Years by income**
- **Anchored by a 3,122sqm* Woolworths**
- **Diverse national & chain tenant profile**

CBRE are pleased to offer for sale Westpoint Shopping Centre, a unique fully leased investment opportunity secured by Woolworths and strategically positioned within the prominent retail hub of Browns Plains.

Key Highlights include:

- Securely anchored by a 3,122sqm* Woolworths Supermarket which has been in occupation since 2008.
- A diverse national and chain tenant profile representing 73% of the gross income including BWS, TSG, BOQ, Chemist Discount Centre, Subway, a Hungry Jacks drive-thru pad site, and others.
- Strategically positioned 21km* south of the Brisbane CBD within the prominent retail hub of Browns Plains.
- Located on an expansive 2.07HA* site with an extremely low site coverage of 29%.
- Immediate value add opportunity via a development approved extension comprising a 432sqm additional tenancy situated in the south-western portion of the site.
- The Centre boasts a 100% occupancy with a significant 6.5* years WALE by income.
- Fully leased net income \$2,531,000 p.a.^*

For Sale via an Expressions of Interest campaign closing Wednesday 14th September 2022 at 4pm (AEST).

For further information on this unique opportunity please contact the exclusive sales and marketing agents, Joe Tynan or Michael Hedger.

CBRE at 1st October 2022

Joe Tynan

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Michael Hedger

0488059009

CBRE - Brisbane

Waterfront Place Level 3, 1 Eagle Street, Brisbane City Qld...

For Sale

PLEASE CONTACT EXCLUSIVE
AGENTS

Expression of Interest

Additional Details

Building

Whole

Tenure Type

Tenanted
Investment