



Value Add Investment in Growing Sunshine Coast Location

Retail • Showrooms/Bulky Goods

97-105 Howard Street, Nambour, Qld 4560

Floor Area: 1,776 m²

Land Area: 0.59ha (1.45 acres)
(approx)

For Sale

Private Treaty - \$3,200,000
Under Contract

Property Description

- **5,866m² Land Zoned Specialised Centre**
- **\$256,280pa* Passing Gross Income**
- **Opportunity to Develop or Lease Balance**

- Prominent Nambour CBD location between Nambour Plaza (Woolworths and Big W) and Aldi
- Specialised Centre zoning allowing for a variety of commercial, retail and light industrial uses
- Recognised retail/showroom location with neighbours including Repco, Price Busters Variety, Anytime Fitness, Chemist Warehouse, BWS and Inspirations Paint
- Existing improvements comprise four freestanding buildings with a total area of approximately 1,776sqm*
- Approximately 70% leased to Neighbours Aid until June 2023 with a current gross income of \$256,280pa*
- 5,866sqm* over four titles
- Potential to lease the balance of the site immediately as hardstand or display
- Potential to develop balance land area for modern showroom, light industry, car wash
- 64 metre* frontage to Howard Street

For Sale by Private Treaty at an asking price of \$3.2 million

For further information or to arrange an inspection please contact the exclusive marketing agents Nick Dowling or Daniel Vella.

Additional Details

Building	Tenure Type
Partial	Tenanted Investment



Nick Dowling

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Daniel Vella

0422373990

Colliers - Sunshine Coast

Level 5, 57 The Esplanade, Cotton Tree Qld 4558