



A DOMINANT, SUPER PRIME HIGHWAY TRAVEL CENTRE INVESTMENT OFFERING

Retail

209A Warrego Highway, Riverview, Qld 4303

Floor Area: 6,317 m²

Land Area: 0.63ha (1.56 acres)
(approx)

Property Description

- **11.82 year WALE***
 - **Defensive income profile - 65% Ampol**
 - **High income growth - reviews up to 3.5%**
- Defensive income profile underpinned by Ampol and complimented by leading global fast-food drive thru Carl's Jr, along with 2 additional quality food & beverage retailers.
 - Prime position along Warrego Highway, Queensland's major east-west arterial highway offering a 80 metre* highway frontage exposed to over 21.1m cars annually*.
 - Strategically located next to Citiswich - QLD's largest industrial estate and surrounded by major tenants Costco and JBS (2,000+ employees) offering immediate patronage and trade from extensive industrial and residential catchment.
 - Near new building with significant depreciation benefits providing tax effective income stream and high-income growth up to 3.5% p.a.*
 - Dedicated truck canopy and bays offering hi flow diesel and amenity with direct access off the highway.
 - Located in the Ipswich corridor, with forecast population growth of over 160% by 2041.
 - Last inbound highway travel centre along the Ipswich to Brisbane Corridor
 - Net Income: \$845,700 p.a.*

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 4TH AUGUST 2021 AT 4.00PM (AEST).

For Sale

CONTACT EXCLUSIVE AGENTS

For Sale

Under Contract

Additional Details

Building

Whole

Tenure Type

Tenanted

Investment

CBRE

Michael Hedger

0488 059 009

Joe Tynan

0422 050 338

CBRE - Brisbane

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