

29 Swan Street, Beerwah, Qld 4519



Sold Block Of Units

Friday, 18 August 2023

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Bathrooms: 3

Area: 639 m2

Type: Block Of Units

\$790,000

Flexibility and versatility are the key features of this unique property located in the bustling hub of Beerwah within easy walking distance of Brisbane Rail service, schools, shops and parks. The solid commercial dwelling is comprised of three, 213sqm strata titled units and a separate amenity building at the rear of the property with off-street parking located at the entrance to the level 1100sqm allotment. The sheds are presently tenanted by two long term, quality tenants with locally recognised and established businesses. Unit one is home to a second-generation vehicle repair business and units two and three are occupied by a cherry picker business as a vehicle depot. There are no associated body corporate fees with this self-managed property which is presently returning a combined income of \$5700 + GST per month. Following re-zoning by the Sunshine Coast Council, the 1100sqm parcel is now zoned Medium Density Residential presenting the potential for a townhouse complex or small lot development site (STCA). Under the existing planning scheme, the site is able to continue hosting the existing businesses allowing the new owner to enjoy a reliable return on investment with the option to land bank or develop the site in the future. With Beerwah firmly established as the commercial hub connecting the Hinterland, Brisbane and the city of Caloundra, the region is earmarked by local and state government for significant additional infrastructure over the next decade and promises to be an area of phenomenal growth. A preliminary town planning report has been prepared for this site and is available upon request. Please contact the agent for further information and inspection appointments.

- Concrete block construction with iron roof established circa 1970s
- Three strata-titled 213sqm units are being sold as one
- No body corporate fees
- Returning \$5,700 plus GST per month
- Separately metered with electricity paid by tenants
- Other outgoings paid by the landlord
- Long term tenants
- Current lease is due 31st July 2023 with a 12 month option
- Flexibility to continue current use or develop in the future (STCA)

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