

50 Caswell Street East Brisbane

Table of Contents

- | Executive Summary
- | Suburb Profile
- | Location
- | Property Overview
- | Financial Summary
- | Photos
- | Leases
- | Title Search
- | About Us
- | Contact Us
- | Disclaimer & Sources of Information

Executive Summary

We present 50 Caswell Street East Brisbane on the market for sale by Expressions Of Interest.

885m² of land with approx. 780m² of floor space consisting over two levels. Downstairs area fully leased as a Mechanical Workshop with 5 years lease in place from 10/04/2019 with a 5 year option on the 09/04/2024.

Upstairs consists of approx. 120m² of Office or Caretakers quarters.

Newly renovated office space/caretakers with a secure lease in place. Located close to the Gabba Stadium, Coorparoo train station and excellent access to the CBD, Motorways and Arterial Roads.

Your chance to secure this investment property now!

Suburb Profile

East Brisbane is an inner city suburb of Brisbane, located just 4 km east of the CBD, East Brisbane is a popular suburbs among young professionals and people downsizing. Nestled between Kangaroo Point and Norman Park, the suburb is a relatively dense area with a number of apartments and townhouses built to cater for the growing demand from homebuyers and renters.

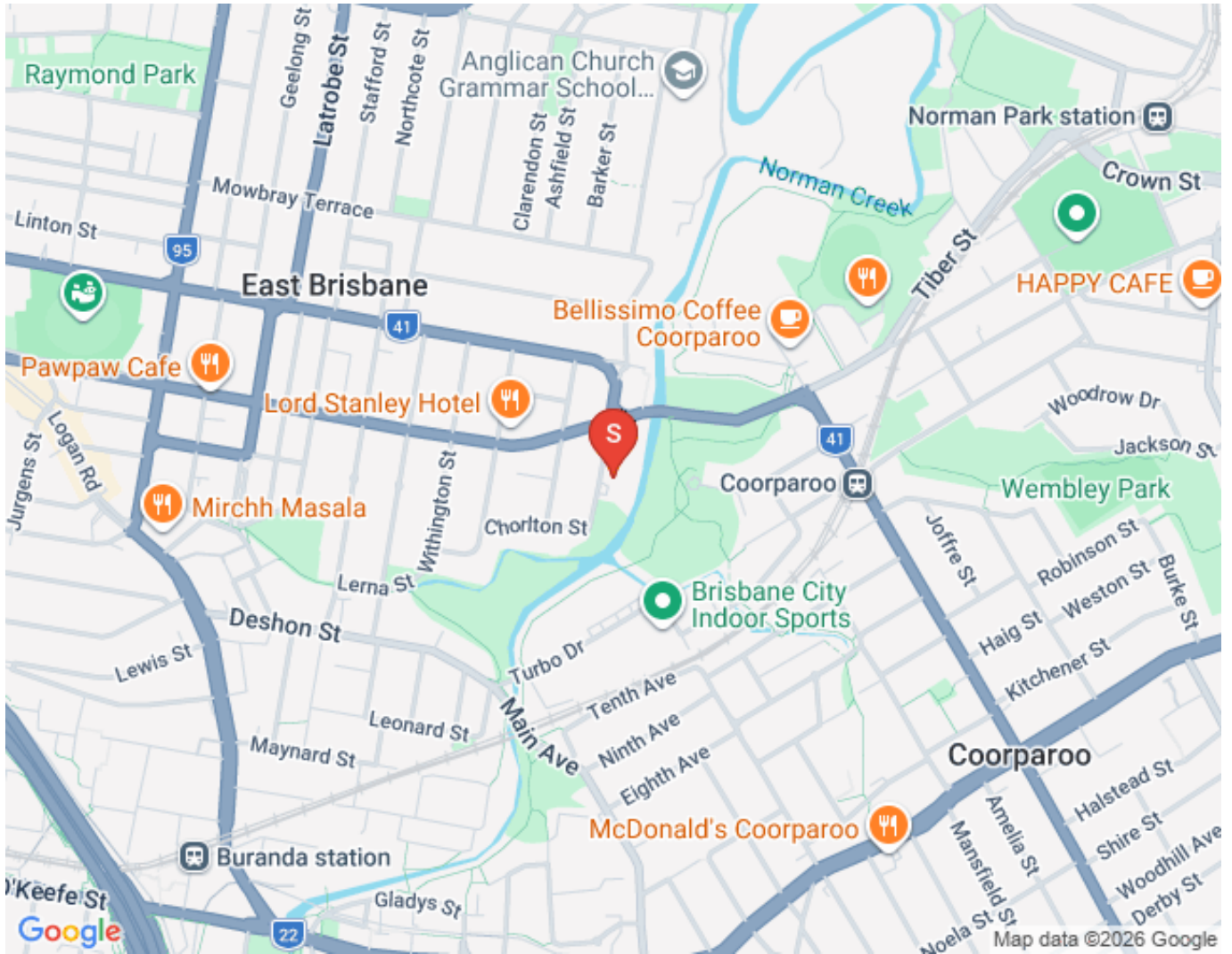
Although East Brisbane does not have a train station, it has regular bus service to and from the CBD. It also has good road links via the Southeast Freeway.

Residents enjoy full retail amenities of the CBD including those along Old Cleveland Road and Queen Street Mall. The suburb's proximity to Mowbray Park means residents can enjoy some good picnic spots along the Brisbane River and waterfront parkland in Heath Park also provides waterfront parkland, located on the banks of Norman Creek.

The suburb has recorded solid growth over the last 10 years. Unlike the other Brisbane suburbs which are still struggling to recover from their 2008 peak, East Brisbane has continued to grow to another peak of \$700,750 in June 2010.

East Brisbane has a lot of large-scale developments going on including residential developments commercial developments and a lot of infrastructure spending such as the Cross River Rail Project - an \$8 billion dollar development which is essentially going to take rail within the inner city underground. At the moment at peak time the rail network is at capacity and these should take some burden off that. It's going to increase the level of accessibility to East Brisbane.

Location



Property Overview

50 Caswell Street

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Financial Summary

Current gross annual rent of \$123,597 p.a

Outgoings Approx:

BCC Rates: \$7,588 p.a

Land Tax: \$7,400 p.a

Insurance: \$4,365 p.a

Total Outgoings of \$19,353 p.a

[BCC Rates](#)

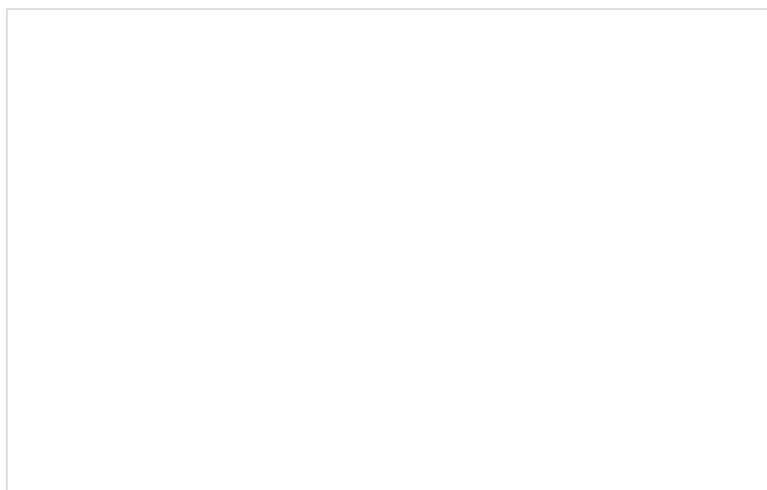
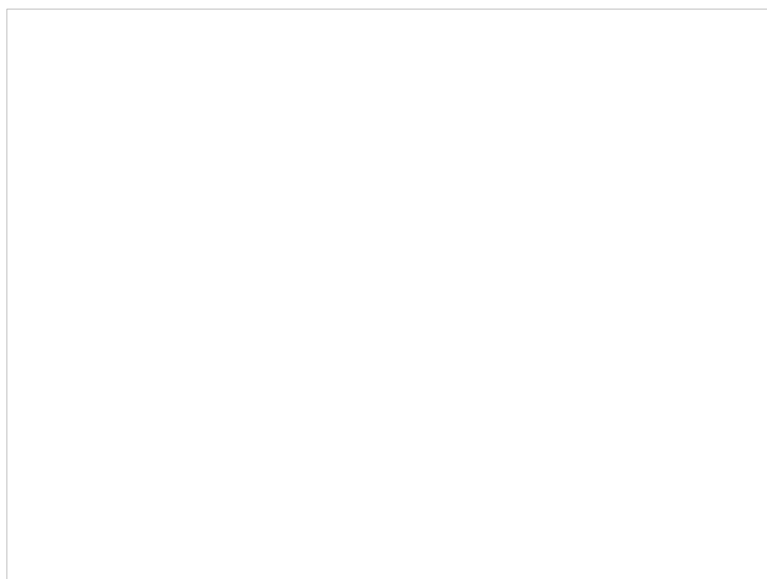
[Land Tax](#)

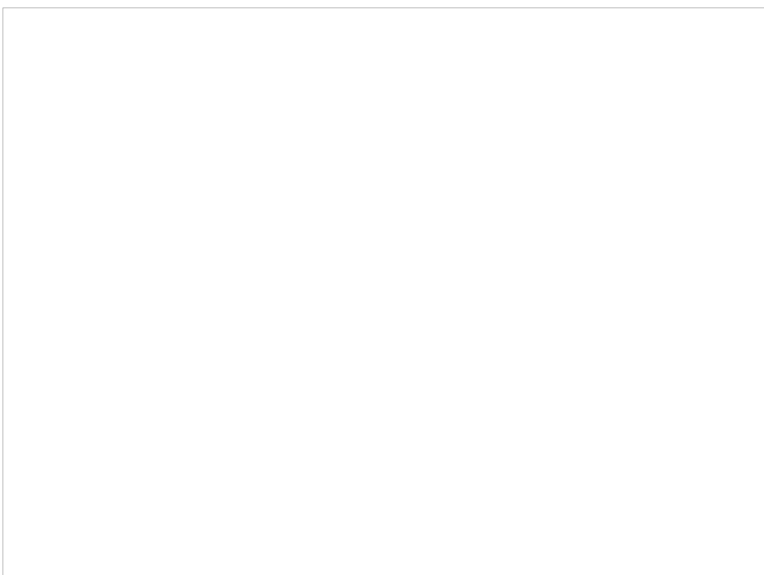
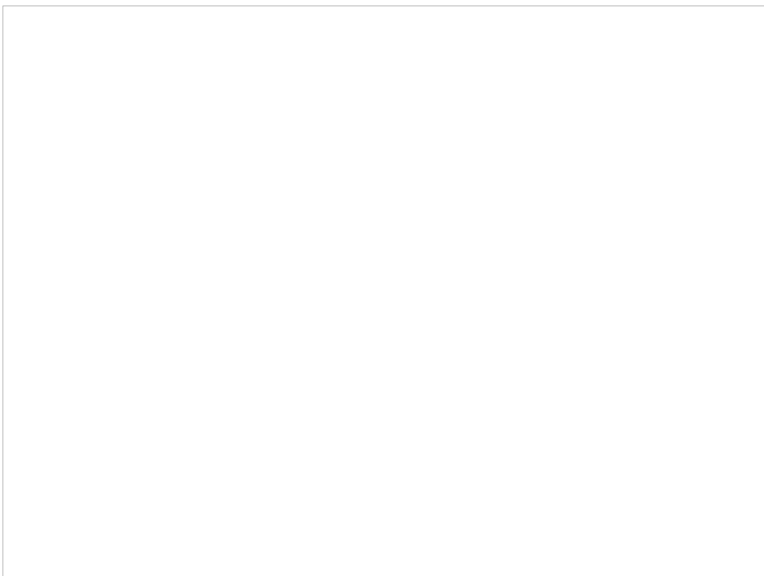
[Insurance](#)

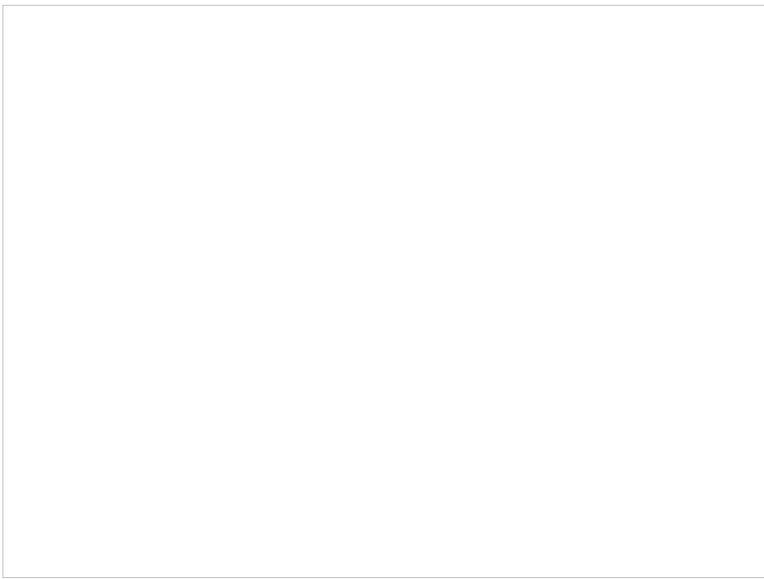
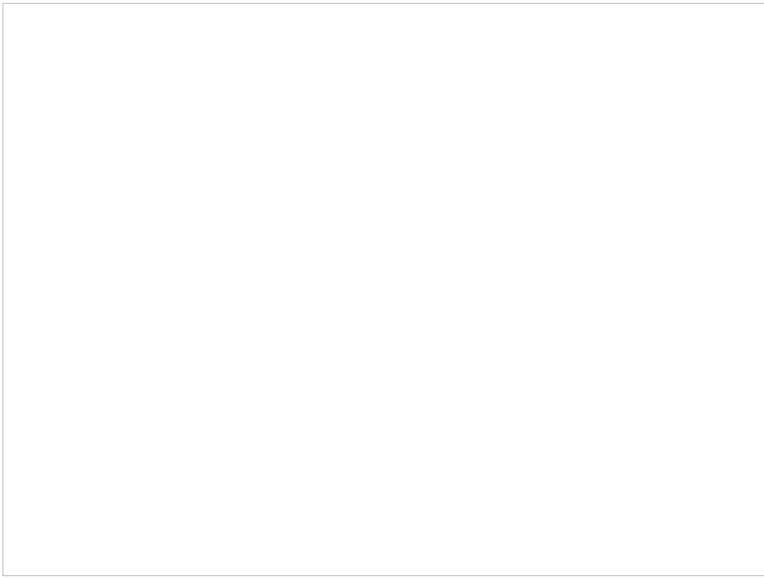
[Water Rates](#)

[Tenancy Schedule](#)

Photos







Leases

Title Search

About Us

First National Commercial is the commercial property division of the First National Real Estate Group which has been established for over 30 years.

With 40 strategically located firms across Australia's major and regional centres, First National are well positioned to assist with all Commercial, Retail, Office, Industrial & Development property requirements.

Membership of the First National Real Estate Group (550 plus offices throughout Australia and New Zealand) enables First National Commercial to keep abreast of property developments, trends and major factors affecting the industry.

First National Commercial hand pick their personnel for the skills and experience they possess to effectively negotiate and manage the marketing process. It is most important that the sales or leasing teams have local hands on knowledge and a driving edge client base.

Whether it is the sale or leasing of a minor, mid or major asset, it is our goal to ensure that Client expectations are not only met, but exceeded.

Repeat business is what we strive to enjoy.



GEORGE KOUKIDES

Principal

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Since starting in real estate in 1989 he has led the way, turning a small local agency into a diversified business.

George now has over 30 years of experience in all facets of real estate agency practice, property development, property investment and sales.

The reasons for his success are clear when you deal with George. His quick intellect, depth of experience and industry knowledge is exceptional.

His analytical approach, business acumen and understanding of property deliver the results for his loyal client base.

George holds a Bachelor of Engineering Degree from the University of Queensland.

To speak to George about he can assist you in Selling, Leasing or Managing your property, contact him on **0412 872 786**.

Hiep Nguyen

HIEP NGUYEN

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Hiep has over 35 years Real Estate experience in both residential and commercial property.

Hiep's particular interests are Commercial and Residential developments and investments.

Many of Hiep's clients trust his opinion and advice and have been loyal to him for over 20 years.

To speak to Hiep about how he can assist you in Selling your property, contact him on **0414 311 262**.

Contact Us



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Disclaimer & Sources of Information

Disclaimer

Subject to the provisions of the Competition and Consumer Act 2010 and subject to any other non-excludable statutory provisions, FIRST NATIONAL COMMERCIAL gives notice that:

All information given in relation to this property whether contained in this document or given orally, is given without responsibility;

Intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as otherwise necessary;

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Sources of Information

We make no comment on and give no warranty as to the accuracy of the information contained in this report, which does not constitute all or any part of any offer or contract. Prospective purchasers / lessees must rely on their own enquiries. Zoning and land area details.

Important:

The Agent reserves the right at any time to withdraw the property from sale. Buyers conduct due diligence investigations of the property strictly at their own expense and risk, and the Agent/Seller will have no liability in relation to such expenses. Consent by the Seller to the conduct by any potential purchaser of due diligence activities or investigations will not in any circumstances be construed as a representation that the Seller will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential.