



4/120 Marine Parade, Coolangatta QLD 4225

Coolangatta Gold - Beach Front Coffee Club Investment

- 10 year Lease until 2022 with options through to 2032
- Head lease to International Tenant â???? The Coffee Club, part of an \$11 billion global food giant with over 1,600 outlets
- Lessee pays all usual outgoings, as per lease
- Attractive Annual 5% Increases
- Prime Beachfront Retail Position
- Adjacent to McDonald's, Rip Curl, Gloria Jeans & Baskin Robbins
- Established Residential base and tourism hotspot
- Just 25 km south of Surfers Paradise
- Ready for the 2018 Commonwealth Games
- Net Income: \$156,279 pa + GST (September 2015)

Retail
FOR SALE