



689 New Cleveland Road, Gumdale QLD 4154

Brand New 7 Eleven Petrol Station with 15 Year Lease - 14km to Brisbane CBD

- New 15 year lease to 2029 + options to 2044
- 7 Eleven Stores Pty Ltd: 615 stores Australia wide
- Fixed 3.75% annual increases
- High profile strategic corner site of 2,336 sqm with dual street access
- Brand new improvements fully maintained by 7 Eleven
- Directly opposite IGA anchored Eastside Village shopping centre
- Gumdale: Affluent, rapidly growing suburb of Brisbane
- All outgoings paid by tenant (excluding land tax)
- Significant Depreciation Benefits ie. \$110,457 in 2015/2016 FY
- Net Income: \$307,000 pa + GST

Retail
FOR SALE

515sqm

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