



1-7 Mariner Boulevard, Deception Bay QLD 4508

Shopping Centre With Strong Upside

Significant upside available with this IGA anchored shopping centre in a growth corridor.

There is new energy in the centre with the opening of IGA North Rise.

Current situation:

- Net rent \$221,390 P/A (approx 6% return)
- IGA anchored (with lease to 2026 plus 3x5 options)
- 9 tenancies with 3 vacancies which could increase net income by around \$100,000 P/A with the right strategy resulting in a yield closer to 8.5%

The cafe/restaurant space is ripe for renovation and comes with dedicated outdoor space which (if beautified) could attract a strong food tenant. The vacant shops could be readily leased with the right

Retail
FOR SALE

1098sqm

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