

17 Brisbane Street

Mackay, QLD



Presenting from Marty! an exceptional opportunity to acquire a premium office building in the heart of Mackay's Legal and Office CBD precinct. This architecturally distinct property at 17 Brisbane Street offers 1,038sqm of net lettable area across multiple lots, providing a diversified income stream from established professional tenants.

The property features Legal Aid Queensland as its anchor tenant, complemented by Taylors Solicitors and Noble Resources, creating a robust tenant profile dominated by legal services. With a total gross rental of \$320,407.86 per annum plus outgoings and GST, this investment delivers a solid income with strong lease covenants.

Located in a prime Business or Principal Centre zoning, the property includes 16 exclusive off-street car parks - a significant advantage in the CBD area. The building is strategically positioned to benefit from Mackay's professional services sector growth while offering the rare opportunity to consolidate ownership of multiple lots.

Currently offered for sale by private treaty with an asking price of approximately \$4.175 million, this represents a compelling opportunity to acquire a landmark commercial property with established tenants in Mackay's professional hub.

Key Information

Investment Type	Office
Purchase Price	\$500,000
Net Yield	4.0%

Key Highlights

- Prime position in Mackay's Legal and Office CBD precinct
- Substantial 1,038sqm NLA spread across multiple lots
- Strong anchor tenant with Legal Aid Queensland on a 5-year lease until 2026
- Multiple tenancies providing income diversification
- Attractive gross rental of \$320,407.86 per annum plus outgoings
- Solid net rental of \$298,498 per annum plus outgoings
- Valuable off-street parking with 16 exclusive car spaces
- Strategic Business or Principal Centre zoning
- Opportunity to consolidate multiple lots under single ownership
- Taylors Solicitors secured on new 3-year leases with 2x3 year options
- Statutory land value of \$260,000 (June 2023)
- Architecturally distinctive building with street presence

Background Information

How old is the asset?	Not specified
Vendors reason for selling?	Not specified
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	3 None
How long have they been in business overall?	3 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Situated in **North Queensland**, Mackay is a thriving regional city with a diverse economy built on mining, agriculture, and professional services. The property is positioned in the heart of Mackay's legal and office CBD precinct, offering excellent connectivity to government services, retail amenities, and the broader business district.

Mackay serves as a **key service hub** for Queensland's resources sector, particularly the Bowen Basin coal region, while also benefiting from strong agricultural industries including sugar production. The city's strategic location and economic diversity provide a solid foundation for commercial real estate investment.

Tenant Information

The property features a **strong tenant profile** dominated by established legal services:

- **Legal Aid Queensland** (Lots 1 & 7) - Anchor tenant occupying 373sqm NLA with lease until February 2026 (plus 5-year option term). Reviews occur CPI/December qtr.
- **Noble Resources** (Lot 6) - Occupying 254sqm NLA with lease until October 2024 (plus 2-year option term).
- **Taylor's Solicitors** (Lots 3, 4 & 5) - Occupying multiple spaces totaling 405sqm NLA on new 3-year leases plus 2x3 year option terms. Reviews are CPI or fixed 4%, whichever is lesser.

This tenant mix provides **excellent lease diversity** with staggered expiry dates, anchored by the government-backed Legal Aid Queensland. All tenants have demonstrated commitment to the location with multiple renewal options in place.

The logo for Raine & Horne Commercial, featuring the company name in black text on a yellow background with a black swoosh at the bottom.

Raine&Horne.
Commercial

Financial Overview

This investment opportunity presents **compelling financials** with a total gross rental of **\$320,407.86 per annum** plus outgoings and GST, delivering a net rental of **\$298,498 per annum**.

The property features multiple income streams from established tenants:

- Legal Aid Queensland: **\$133,332.86 pa** + outgoings + GST (Lots 1 & 7)
- Noble Resources: **\$60,000 pa** + GST (inclusive of outgoings) or **\$38,090 pa** net income (Lot 6)
- Taylors Solicitors: **\$68,575 pa** + outgoings + GST (Lot 3)
- Taylors Solicitors: **\$28,925 pa** + outgoings + GST (Lot 4)
- Taylors Solicitors: **\$29,575 pa** + outgoings + GST (Lot 5)

Annual outgoings include Council Rates (**\$27,925.20 pa**), Body Corporate Rates (**\$90,933.96 pa**), and Management fees (**\$11,214.28 pa**).

KARALEE - MEDICAL CENTRE

Shop/Suite Number	Trading Name	Lettable Area m ²	Lease Term Yrs	Start Date	Expiry Date	Options Remaining Yrs	Base Rent		Outgoings Recoveries		Gross Rent		Next Review		
							\$ p.a.	\$/m ² p.a.	\$ p.a.	\$/m ² p.a.	\$ p.a.	\$/m ² p.a.	Date	Type	Structure
TEN01	Skin Health Matters Karalee	597	5	08-Apr-19	07-Apr-29	5	301,346	505	51,028	85.5	352,373	590	8-Apr-25	Fixed	3.50%
TEN02	Skin Health Matters Karalee	70	7	22-Mar-21	21-Mar-28	1 year 17 days	32,984	471	5,983	85.5	38,968	557	22-Mar-25	Fixed	3.50%
TEN03	Skin Health Matters Karalee	70	7	06-Jul-21	05-Jul-28	9 months 1 day	31,869	455	5,983	85.5	37,852	541	6-Jul-24	Fixed	3.50%
TEN04	Target Physiotherapy	70	5	12-Jul-21	11-Jul-26	1 x 5	31,921	456	5,983	85.5	37,904	541	12-Jul-24	CPI	CPI
TEN05	F45	190	6	13-Mar-21	12-Mar-27	1 x 5	67,476	355	14,020	73.8	81,496	429	13-Mar-25	Fixed	3.00%
Total		997					465,596		82,997		548,593				

*Rents highlighted green have been reviewed to capture their next rental review date.

RENTAL INCOME	\$ per annum
Net Rent	465,596
Outgoing Recoveries	82,997
Gross Rent	548,593

OUTGOINGS - ESTIMATE
Statutory Expenses

Municipal / Council Rates	18,797	18.85
Water & Sewerage Rates	3,395	3.41
Land-Tax	11,650	11.69
Statutory Expenses	33,842	33.94

Operating Expenses

Insurance Premiums	7,400	15.05
Common Area Cleaning	20,000	20.06
Electricity	3,569	3.58
Fire Protection / P.A.	828	0.83
Pest Control	1,500	1.50
Repairs & Maintenance	4,985	5.00
Security / Access Control	2,243	2.25
Gardening / Landscaping	2,000	2.01
Administration / Management Fees	8,500	8.53
Miscellaneous	350	0.35
Total Operating Expenses	51,375	51.53

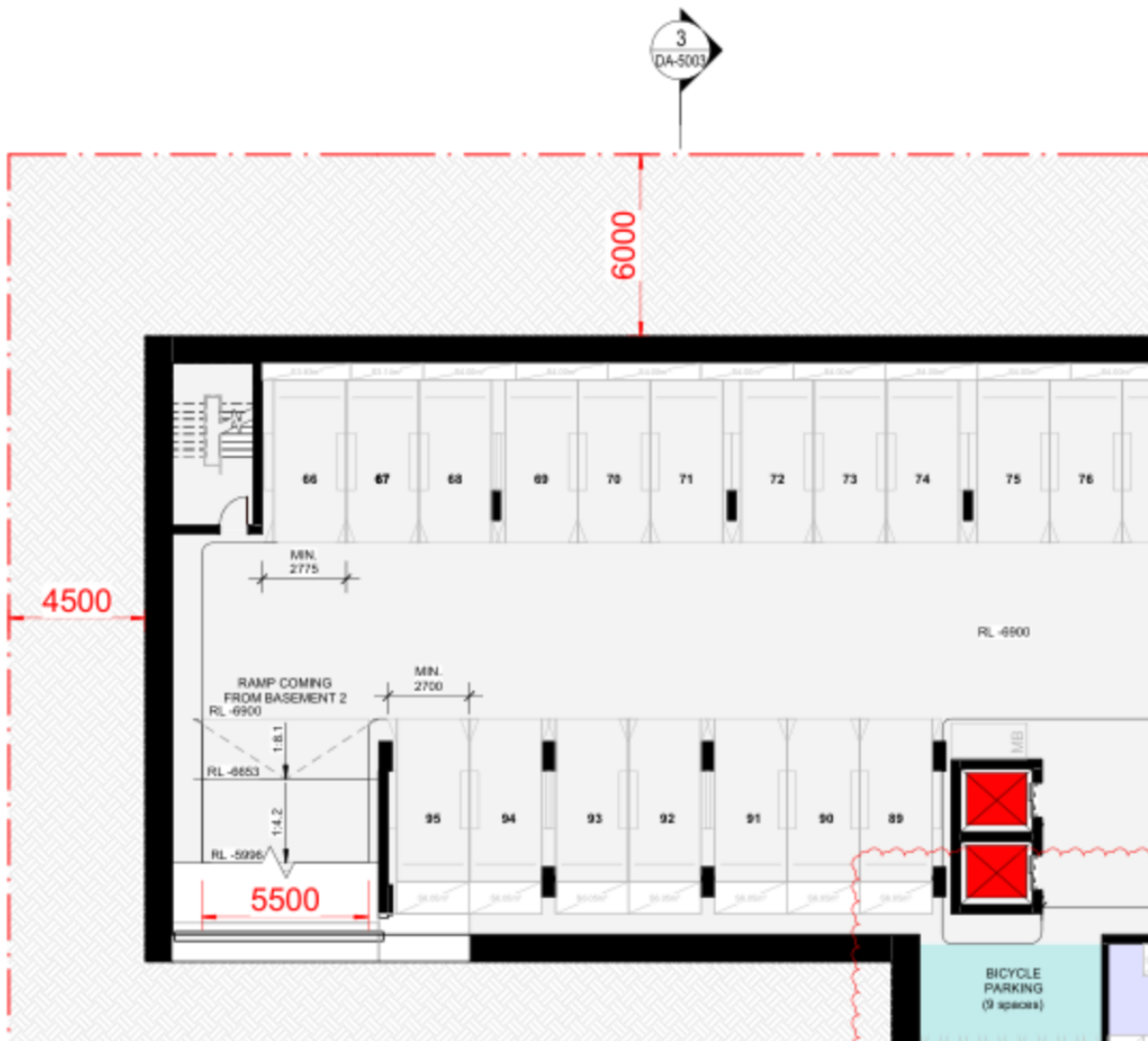
***Note:**

1. The operating expenses are based on 2023/24 budget, which assumes the medical building forms part of the larger centre.
2. Statutory Expenses and land tax are based on actual notices for the medical centre lot
3. Outgoing recoveries have been adjusted to reflect the provided outgoings budget.

Recoverable Expenses

85.47	incl. LT
73.79	excl. LT

Total Outgoings	85,217	85.47
NET INCOME	463,376	464.77



Rental Comparison

None yet

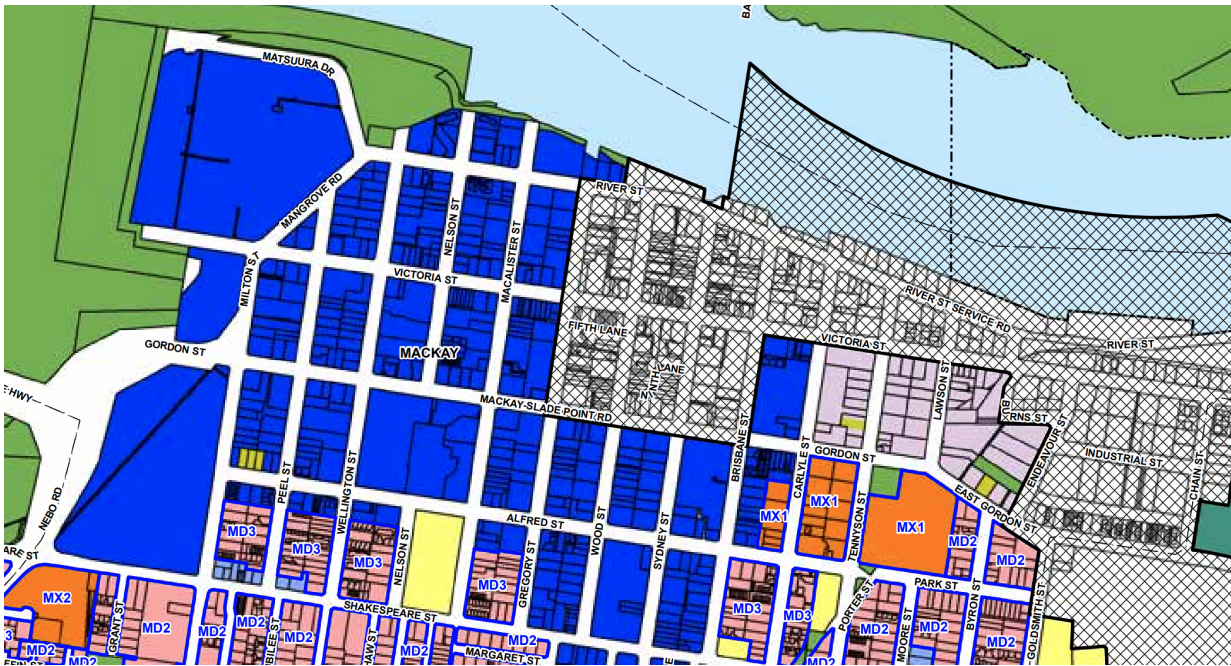
Offer to Purchase

Offer to Purchase	\$500,000
Initial Deposit	50000
Due Diligence	Not specified
Finance Days	Not specified
Settlement	Not specified

More Images







Zones



Zone precinct boundary

Residential zones



Low density residential



Medium density residential



High density residential

Centre zones



Principal centre



Major centre



District centre



Local centre



Neighbourhood centre



Specialised centre

Recreation and conservation zones



Sport and recreation



Open space



Conservation

Industry zones



Low impact industry



High impact industry



Industry investigation

Other zones



Community facilities



Emerging community



Mixed use



Rural



Rural residential



Special purpose



Tourism



Township

Areas regulated under other legislation



Priority development area. Refer to Part 10.3. This area is regulated under the Economic Development Act 2012.



Strategic port land. Refer to Part 10.1. This area is regulated under the Transport Infrastructure Act 1994.



Airport land. Refer to Part 10.2. This area is regulated under the Airport Assets (Restructuring and Disposal) Act 2008.





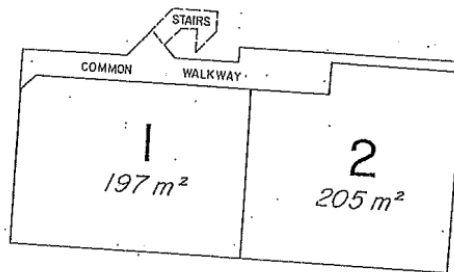


Name of Building: 17 Brisbane Street, Mackay

Regulation 8(1)
Sheet No. 7 of 8 Sheets

BUILDING UNITS PLAN NO. 71102

LEVEL A



Scale: 1 : 300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



S.M. TAYLOR
DIRECTOR

J.C. TAYLOR
SECRETARY

[Signature]

[Signature]

Shire Clerk
Town

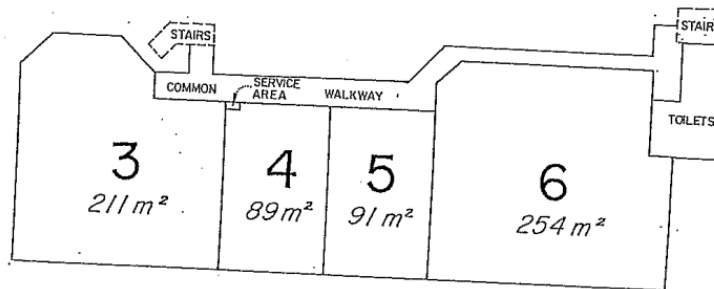
COUNCIL OF THE CITY OF MACKAY

Name of Building: 17 Brisbane Street, Mackay

Regulation 8(1)
Sheet No. 8 of 8 Sheets

BUILDING UNITS PLAN NO. 71102

LEVEL B



Scale: 1 : 300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



S.M. TAYLOR
DIRECTOR
J.C. TAYLOR
SECRETARY

Shinx
M Town Clerk

COUNCIL OF THE CITY OF MACKAY

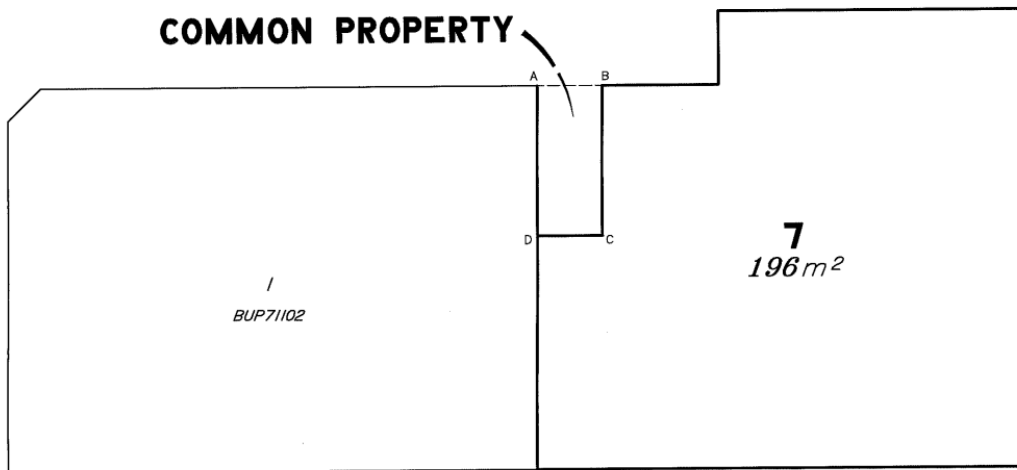
LEVEL A

Scale 1: 125



Common Property
BUP71102

COMMON PROPERTY



Common Property
BUP71102

(A-B-C-D-A) was formerly part of Lot 2 on BUP71102

Scale 1: 125 - Lengths are in Metres.

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 State copyright reserved.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Trevor John HARRHAM, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Garry James DOBBIE, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 28/04/2012.

T D Toher

Authorised Delegate

Date 11/10/2012

Plan of Lot 7 and Common Property

Cancelling Lot 2 on BUP71102

PARISH: **HOWARD**

COUNTY: **Carlisle**

Meridian: **BUP71102**

F/N's: **No**

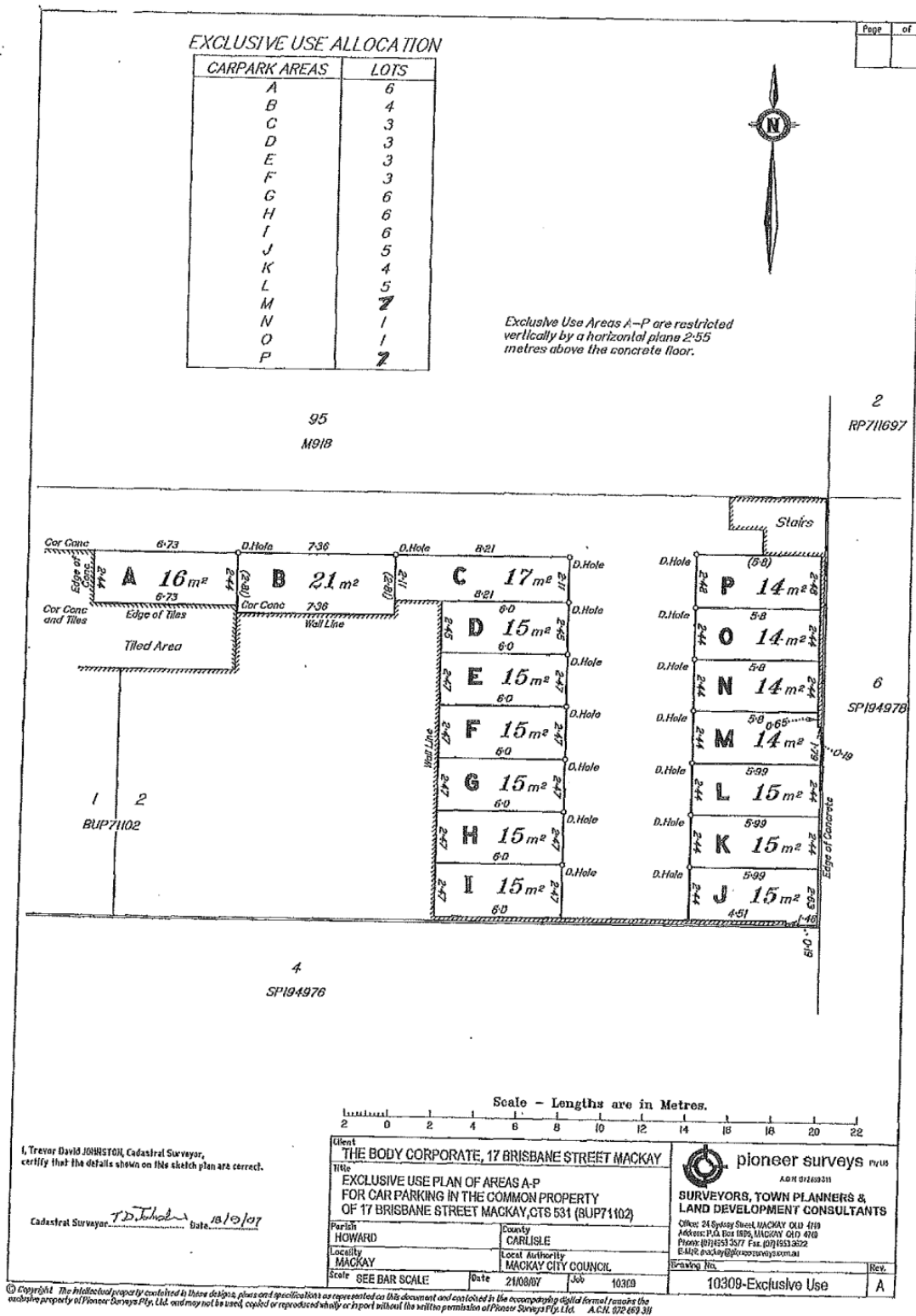
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Format: **BUILDING**



SP252782

Plan Status:



Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.