



211/515 Olsen Avenue

Southport, QLD



Offered is a prime commercial investment opportunity in the highly sought-after 'Sanctuary' complex, a newly completed multi-level development strategically positioned on Olsen Avenue, Southport. This fully leased office space offers investors immediate returns with a secure 5+3 year lease generating \$52,000 + GST + Outgoings annually, reflecting an attractive 6% yield.

Completed in December 2024 and leased by mid-January 2025, the subject site has a combined NLA of 162m²*. The 'Sanctuary' complex stands out with its diverse mix of commercial spaces including warehouses, strata-titled self-storage, and professional offices, all secured with CCTV and 24/7 automated access gates.

Located in the growing commercial hub of Southport, this investment represents an exceptional opportunity to secure a hassle-free commercial asset with stable income and potential for capital growth. Plus, as a newly constructed asset completed in December 2024, any owner will benefit from minimal maintenance costs and potential tax advantages through depreciation benefits.

This investment is set to provide a secure income stream with a first year net income of \$52,000 + GST + outgoings underpinned by a favourable lease structure with a 5+3 year term, offering long-term income security.

Key Information

Investment Type	Office
Purchase Price	\$950,000
Net Yield	6.0%

Key Highlights

- Brand new office space in a premium multi-level complex completed December 2024
- Secure 5+3 year lease already in place
- Net Income: \$52,000 + GST & Outgoings
- 141m2* net lettable area positioned on the top level
- Part of the high-end 'Sanctuary' development with excellent security features
- CCTV surveillance and 24/7 automated access gates for enhanced security
- Ample parking with 56 shared car spaces
- Diverse tenant mix within the complex including warehouses and self-storage
- Prime location on busy Olsen Avenue in Southport
- Walk-in investment with tenant secured within weeks of completion
- Strata-titled property offering flexibility for future investors

Background Information

How old is the asset?	1
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	Yes
Are the seller & tenant related parties?	Yes
How long has the current tenant been on-site?	1 None
How long have they been in business overall?	Not specified None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Southport is the Gold Coast's Central Business District and has played a pivotal role in the region's economic growth for more than a century. As the city's commercial and administrative hub, Southport has seen significant commercial expansion, attracting businesses across health, education, legal, and professional services. It is home to major institutions such as the Gold Coast University Hospital, Griffith University, and the Southport Health Precinct, reinforcing its status as a key employment and innovation centre. The suburb has benefited from strong infrastructure investment, including the Gold Coast Light Rail, which has enhanced connectivity and supported commercial growth. Property values and business activity have surged in recent years, reflecting Southport's ongoing economic importance. The Gold Coast's broader economy reached a Gross Regional Product of \$45.38 billion in 2023, with a strong 3% growth rate driven by population increases and business investment, positioning Southport at the forefront of this expansion. With the city's population projected to reach nearly 1 million by 2040, Southport's role as the Gold Coast's economic engine remains critical, continuing to attract businesses, workers, and investors seeking long-term growth opportunities.

Queensland Growth

Queensland's \$500 billion economy has been supported by continued, strong population growth and a resource boom over the past two decades, exceeding the national average and placing the state in a strong position to exceed growth expectations. In the 12 months leading up to April 2024, QLD has seen a 2.2% growth rate in its retail trade during, resulting in an increase of \$137 million in trade turnover. QLD achieved the third-highest population growth rate of 2.6% during the 12 months leading up to June 2023. Regarding employment, for the year ending in April 2024, the QLD growth rate rose again by a further 3.96%, employing over 111,000 individuals.



LOCATION

515 Olsen Avenue is positioned on the border of two suburbs being Molendinar and Southport, the latter encompassing the CBD of the Gold Coast.

The property is located between Gold Coast University Hospital and Ashmore City Shopping Centre. It is positioned on the fringe of the suburb of Southport, with Ashmore to the South, and Molendinar to the West.

The immediate surrounds include a highly frequented big-box Bunnings Warehouse. Recent new developments within walking distance include Starbucks, Zarraffa's, KFC, UFC Gym, and three different service stations.

Olsen Avenue is a main arterial road that links northern Gold Coast residential populations such as Paradise Point, Runaway Bay and Labrador to commercial hubs being Bundall and Broadbeach.

Occupiers of Sanctuary have easy access to the M1 Pacific Motorway via either Nerang-Southport Road or Smith Street Motorway.

The Gold Coast population is now over 620,000 [2021 ABS Census] with a diverse population including 29.1% of residents being born overseas. It is proving to be one of the most sought after commercial property investment locations in Australia with high occupier demand and limited commercially zoned areas .

Tenant Information

Education

Financial Overview

Financial Summary Unit 211

Lease Term - 5+3 Year Lease

Annual Rent - \$52,000 + GST + Outgoings 6% yield

Rental Comparison

211/515 Olsen Avenue, Southport - 141m2 - \$368/m2

Special Conditions

Not applicable.

Offer to Purchase

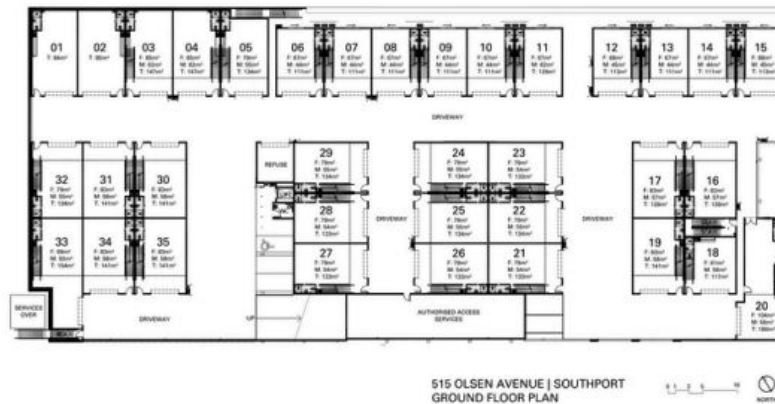
Offer to Purchase	\$950,000
Initial Deposit	21000
Due Diligence	28
Finance Days	28
Settlement	21

More Images

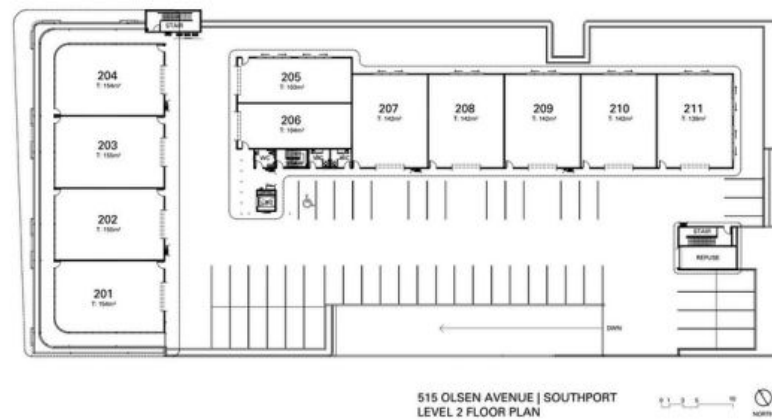


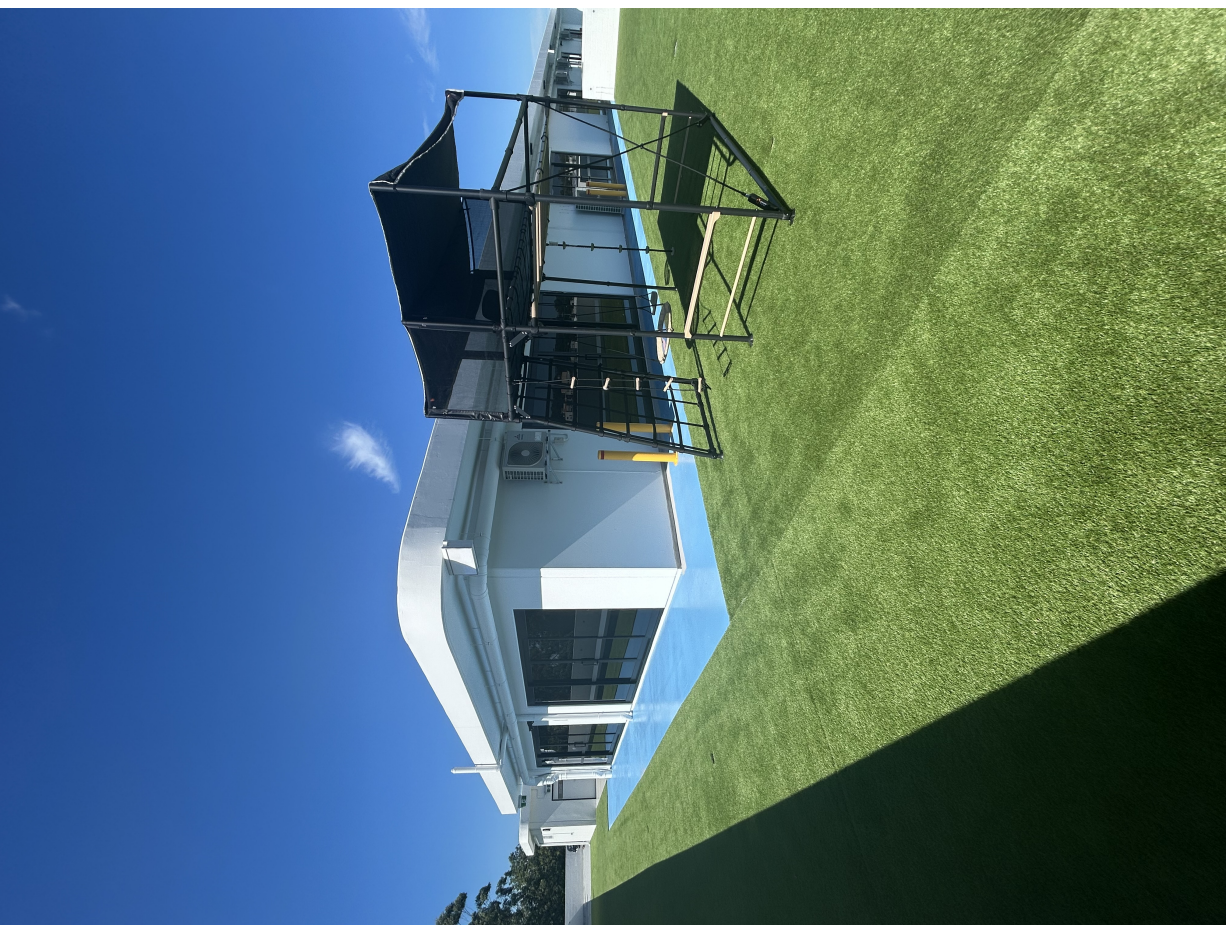


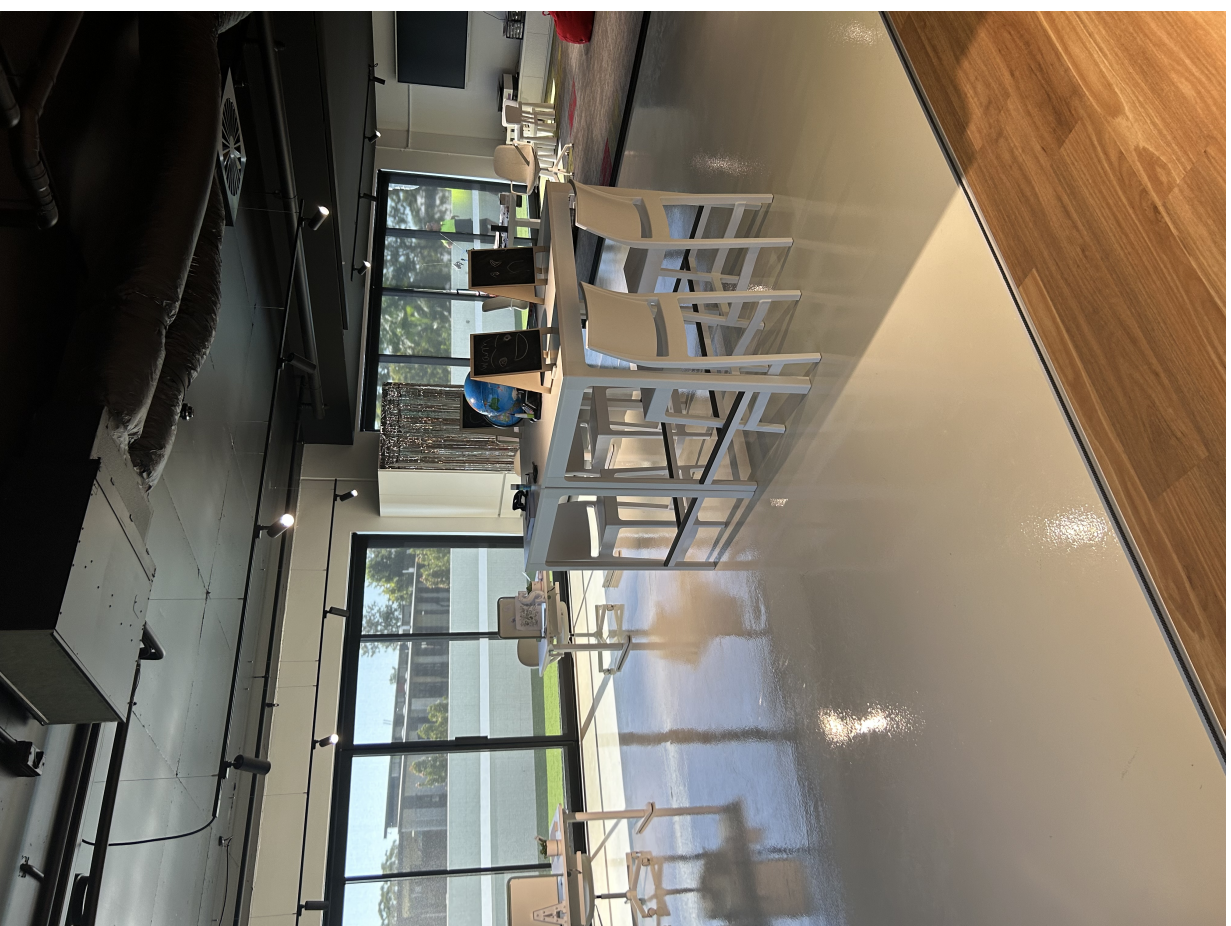
GROUND FLOOR



LEVEL TWO















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.