

6, 7 & 8 / 1 Regina Avenue

Ningi, QLD



Introducing a sensational investment opportunity at units 6, 7 & 8 at 1 Regina Avenue, Ningi (Shop 10). This medical investment package comprises three strata titled commercial units with a combined floor area of 198m², currently leased to Sandstone Point Veterinary Clinic.

Positioned within the busy Ningi Plaza shopping centre, this property offers a secure income stream with a current net return of \$73,700 per annum plus GST. The veterinary clinic operates under a solid lease arrangement until November 2027, with three 3-year options remaining, providing long-term investment security.

The property features professional fit-out specifically designed for veterinary services, including consultation rooms, surgery room, recovery rooms, operating room with x-ray facilities, and reception/waiting areas. Located on the corner of Regina Avenue and Bribie Island Road, the site benefits from high visibility and excellent exposure to approximately 25,000 vehicles daily.

Strategically positioned between the M1 motorway and Bribie Island, Ningi offers convenient access to major transportation routes with the Bruce Highway just 12.5km away. The property is part of the rapidly growing Moreton Bay Region, which is projected to expand to 700,000 residents by 2041 and develop into a \$40 billion economy.

With full outgoings recovery and a quality tenant who has operated successfully at this location since late 2019, this investment presents an outstanding opportunity for investors seeking a stable medical asset in a growth corridor between Brisbane and the Sunshine Coast.

Key Information

Investment Type	Medical
Purchase Price	\$1,210,000
Net Yield	6.0%

Key Highlights

- Established veterinary clinic tenant providing essential medical services
- Strong net return of \$73,700 per annum plus GST
- Secure lease until November 2027 with 3 x 3-year options remaining
- Purpose-built veterinary clinic with professional fit-out and facilities
- Combined floor area of 198m² across three strata titled units
- 100% outgoings recoverable
- High-visibility corner location with exposure to 25,000+ passing vehicles daily
- Positioned in the growing Moreton Bay Region with projected population growth of 240,000 by 2041
- Only 10 minutes to Bruce Highway access connecting to Brisbane and Sunshine Coast
- Tenant has successfully operated at this location since 2019
- Medical assets traditionally provide stable, recession-resistant investment returns
- Located in a catchment serving surrounding residential and small acreage properties

Background Information

How old is the asset?	Not specified
Vendors reason for selling?	Cashing Out
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?	2 None
How long have they been in business overall?	4 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Ningi is strategically positioned between the M1 motorway and Bribie Island in Queensland's thriving Moreton Bay Region. This semi-rural suburb features a blend of residential and small acreage properties, creating a stable local customer base for the shopping complex.

The property enjoys **excellent visibility and accessibility**, situated at the corner of Regina Avenue and Bribie Island Road with approximately 25,000 vehicles passing daily. The location serves as a convenient stopover for both locals and tourists heading to popular destinations like Bribie Island and Sandstone Point Hotel.

The broader Moreton Bay Region is experiencing **significant growth**, currently home to 459,585 people and projected to reach 700,000 residents by 2041. As Australia's third-largest local government area by population and fifth-fastest growing region, it offers the perfect balance between business opportunities and lifestyle benefits.

Transport connectivity is exceptional with the Bruce Highway just 12.5km away, Caboolture train station 14km away, and easy access to both Brisbane (70km) and the Sunshine Coast (48km). This strategic position between major population centers makes it ideal for servicing the growing community while maintaining lower operational costs compared to city locations.

Tenant Information

The property is leased to **Kandu 3 Pty Ltd** trading as Sandstone Point Vet, a well-established veterinary practice operating at this location since late 2019. The business has shown strong performance, having already expanded twice to better serve the local pet-owning community.

Sandstone Point Veterinary Surgeons originally began as a mobile service in 2009 before establishing this purpose-built clinic. They offer comprehensive veterinary services with dedicated facilities including:

- Multiple consultation/office rooms
- Surgery and operating rooms with x-ray capabilities
- Recovery and treatment areas
- Reception and waiting areas
- Staff facilities including kitchenette and amenities

The current lease runs until **4 November 2027** with three 3-year options remaining, having already executed their first extension. The tenant's commitment to this location is evident through their professional fit-out and established client base within the local community. Their business focus on providing personal, independent veterinary care with ongoing professional education for staff ensures a sustainable operation catering to the surrounding residential catchment.



Financial Overview

** Rethink Investing has deducted extra \$5,500 from the presented net income as a buffer:

Net Income: \$73,700*

Shop 10 (U6, U7 & U8)

Lessee	Kandu 3 Pty Ltd ACN 650 868 438 (Sandstone Point Vet)
Rent Per Annum	\$79,200.00 per annum + GST
Recoverable Outs	100% <i>(management fees not recoverable)</i>
Term	3 years
Options	4 x 3 years <i>(Executed 1st Extension – 3 years from 05Nov24)</i>
Commencement Date	05 November 2021
Expiry Date	04 November 2027 (as per Extension)
Reviews	Market review at option
NLA	198 m2*
	*approx

[Rental Yield Calculator](#)

Rental Comparison

Subject Property: \$372 Per Sqm

8/32 Dixon Street, Strathpine - 271sqm - \$383/sqm

49 Old Northern Road, Albany Creek - 955sqm - \$564/sqm

481 Gympie Road Strathpine – 163sqm - \$400/sqm

2&3/32 Dixon Street Strathpine - 130sqm - \$370/sqm

Offer to Purchase

Offer to Purchase	\$1,210,000
Initial Deposit	30000
Due Diligence	28
Finance Days	28
Settlement	21

More Images







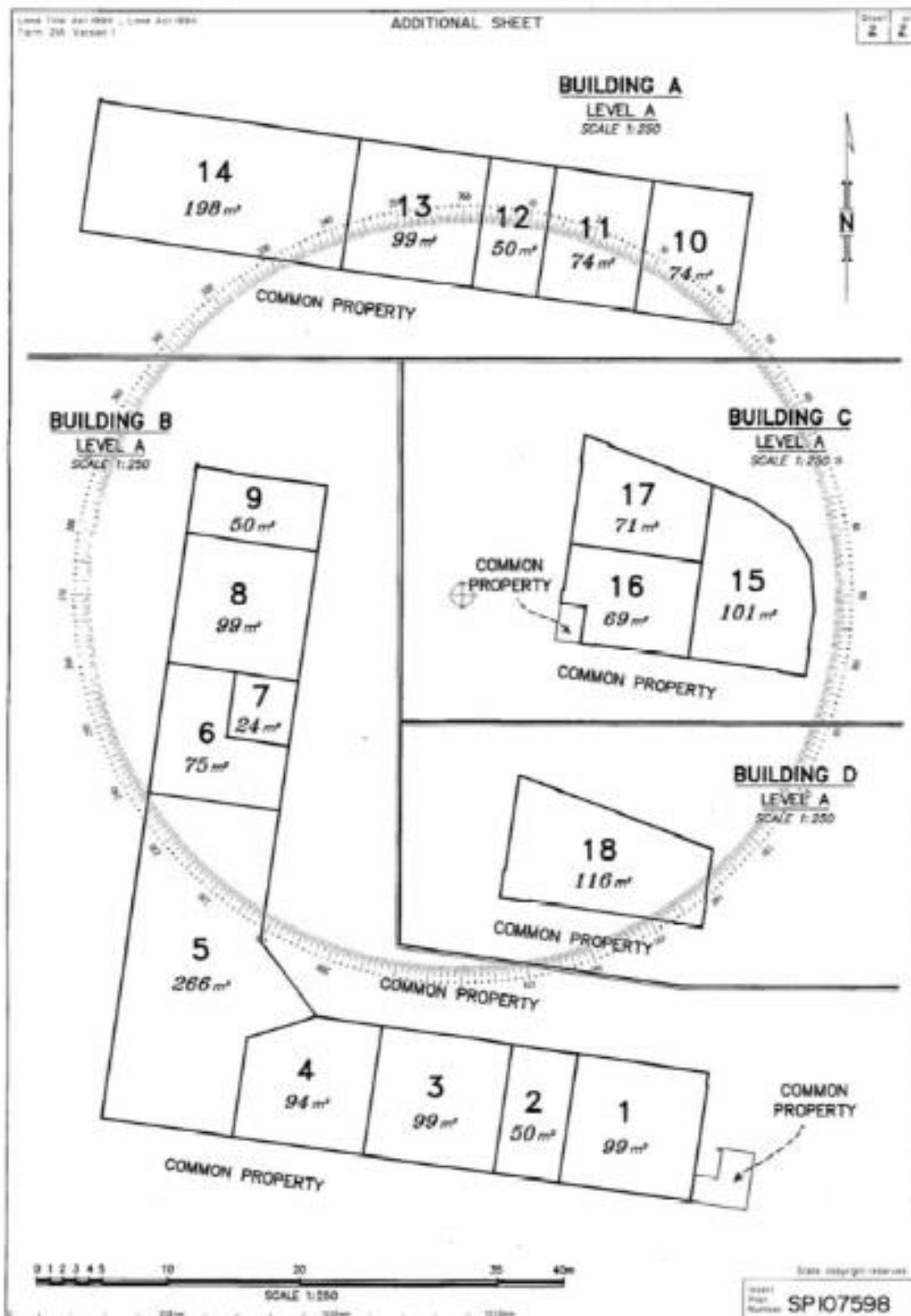












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