

Unit 6/515 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. Unit 76 features an attractive 111m² area within this premium facility. Completed in December 2024 and leased by mid-January 2025, the subject site has a combined NLA of 1650m²*. 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 of 12-month leaseback guarantee at 6%, offering long-term income security \$30,000 + GST + Outgoings.

Key Information

Investment Type	Industrial
Purchase Price	\$499,000
Net Yield	6.0%

Key Highlights

- Brand new industrial warehouse completed December 2024
- Premium location with exceptional exposure to Olsen Avenue
- Strong annual rental of \$30000 plus outgoings plus GST
- 100% of outgoings recoverable from tenant
- Modern construction with minimal maintenance requirements
- Impressive 5.8m internal clearance height
- High-quality tenant specialising in prefabricated building products
- Excellent natural light with floor-to-ceiling double glazed windows
- Ducted air-conditioning and LED lighting throughout
- Fibre internet connected to premises
- 24/7 access with security features including CCTV
- 56 shared car spaces and shared truck bay
- Low Impact Industry zoning allowing for flexible business operations

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?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	0 None
How long have they been in business overall?	0 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	Yes

Location Information

Southport is strategically positioned on Olsen Avenue, a main arterial road on the Gold Coast that connects northern residential areas like Paradise Point, Runaway Bay and Labrador to commercial hubs in Bundall and Broadbeach.

The property sits on the border of Molendinar and Southport, with Southport encompassing the CBD of the Gold Coast. This prime location places the property between Gold Coast University Hospital and Ashmore City Shopping Centre, providing excellent accessibility and visibility.

The immediate surrounds feature well-established commercial operations including a Bunnings Warehouse, with recent developments bringing Starbucks, Zarraffa's, KFC, UFC Gym, and three service stations within walking distance. This growing commercial precinct ensures strong foot traffic and business networking opportunities.

Occupiers benefit from easy access to the M1 Pacific Motorway via either Nerang-Southport Road or Smith Street Motorway, making it an ideal location for businesses servicing the greater Gold Coast region. With the Gold Coast population now exceeding 620,000 and growing, this area continues to be one of Australia's most sought-after commercial property investment locations.

Tenant Information

Financial Overview

Unit 6

12-month lease back guarantee @ 6%

Rent – \$30,000 + GST + Outs

Sale Price - \$499,000 + GST

The Sanctuary Tenancy Lease Comparison						
Unit	Rental Income pa. + GST	Lease Start Date	Lease End Date	Renewal	Rent Review	Outgoings Included
105	\$ 37,740.00	15/4/2025	14/04/2026	3 months + 3 months	Fixed 3.5%	Gardening & Landscaping, AC Repairs, Fire Maintenance, Security, Utilities, Water Bill

Rental Comparison

Nil

Special Conditions

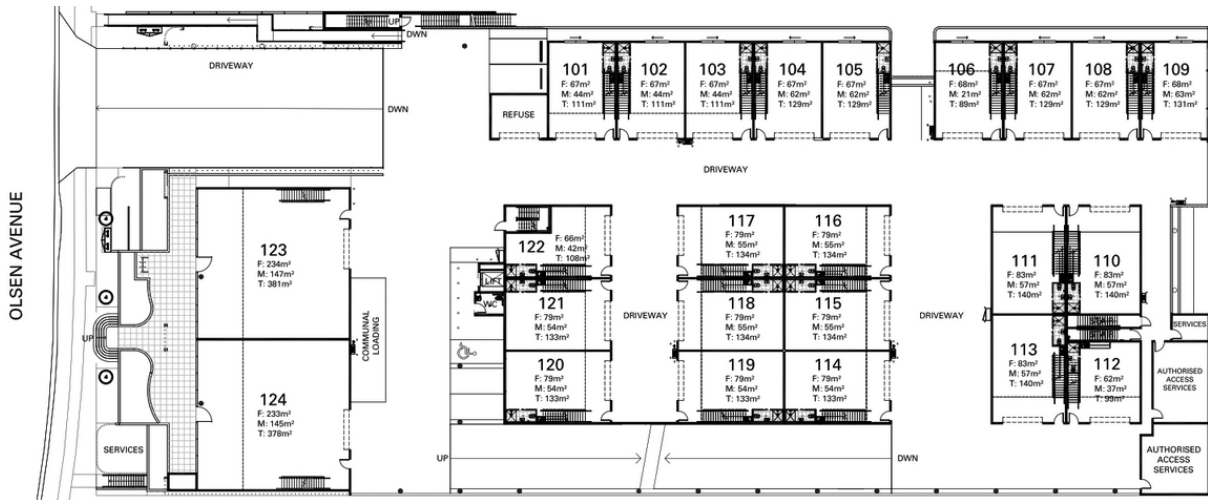
Nil

Offer to Purchase

Offer to Purchase	\$499,000
Initial Deposit	10000
Due Diligence	Not specified
Finance Days	Not specified
Settlement	Not specified

More Images

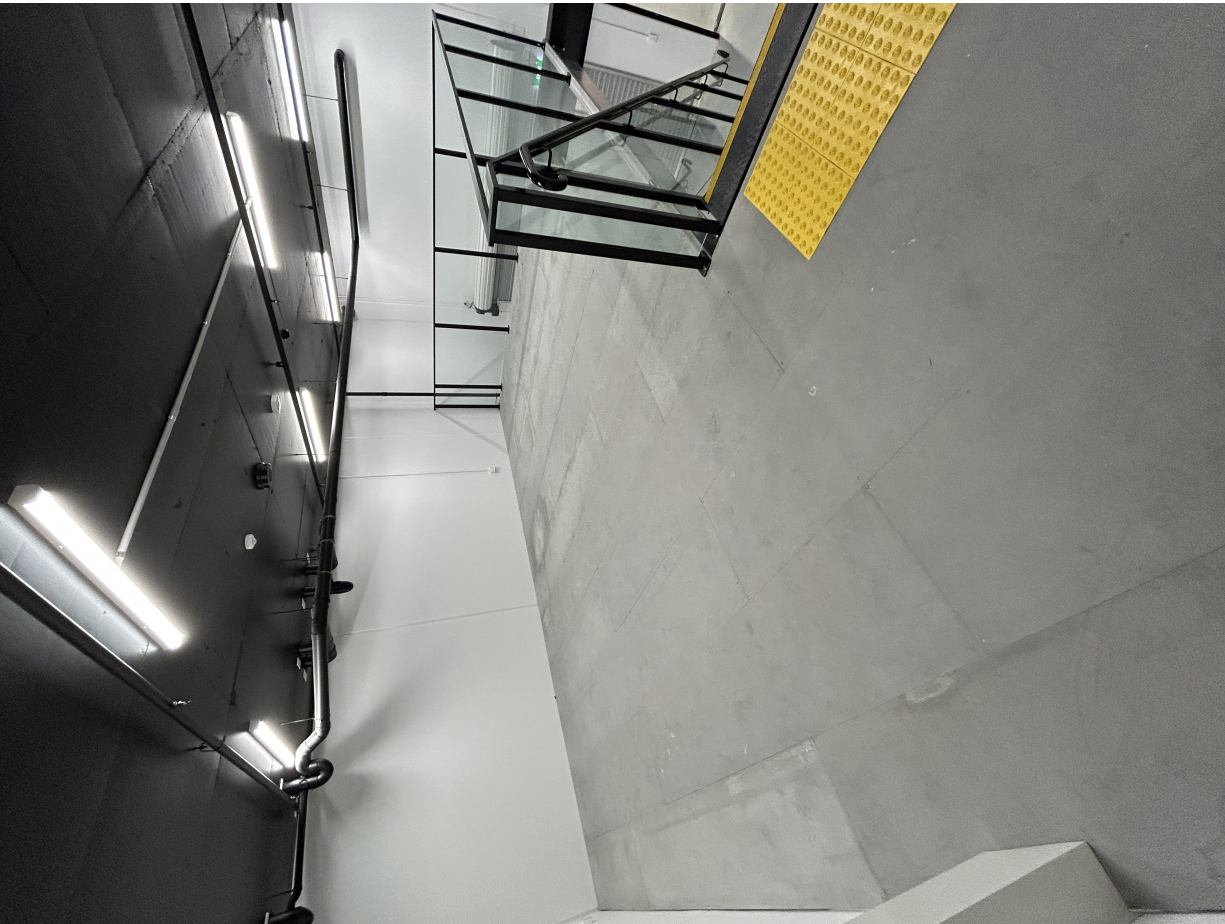




515 OLSEN AVENUE | SOUTHPORT
LEVEL 1 FLOOR PLAN









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.