

Unit 7/ 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 7 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

- Newly constructed industrial warehouse in prestigious 'Sanctuary' development
- Prime location with exceptional main road exposure on Olsen Avenue
- Modern concrete tilt panel construction with impressive 5.8m clearance height
- Premium features including ducted air-conditioning and LED lighting
- Floor-to-ceiling double glazed windows providing excellent natural light
- Multiple access points including street frontage and rear entry
- Strategic position between Southport CBD and major transport corridors
- Walking distance to major retailers including Bunnings, Starbucks and UFC Gym
- Easy motorway access connecting to broader Gold Coast region
- 24/7 secure access with CCTV and automated gate system
- Shared amenities including truck bay and 56 car spaces within complex

Background Information

How old is the asset?	0
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

Unit 515 Olsen Avenue enjoys a strategic position on the border of Molendinar and Southport, the latter encompassing the CBD of the Gold Coast. This prime location sits between Gold Coast University Hospital and Ashmore City Shopping Centre, placing it at the heart of commercial activity in the region.

The immediate surrounds feature high-traffic retailers including Bunnings Warehouse, with additional amenities such as Starbucks, Zarraffa's, KFC, UFC Gym, and multiple service stations all within walking distance, creating a vibrant commercial hub.

Olsen Avenue itself is a major arterial road connecting northern Gold Coast residential populations from Paradise Point, Runaway Bay and Labrador to commercial centres in Bundall and Broadbeach. The property benefits from excellent transport connectivity with easy access to the M1 Pacific Motorway via either Nerang-Southport Road or Smith Street Motorway.

The Gold Coast region continues to thrive with a population now exceeding 620,000 (2021 ABS Census) and featuring a diverse demographic including 29.1% of residents born overseas. This growing population has cemented the area as one of Australia's most sought-after commercial investment locations, characterised by high occupier demand and limited commercially zoned areas.

Tenant Information

New construction

Financial Overview

Financial Summary

Unit 7

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

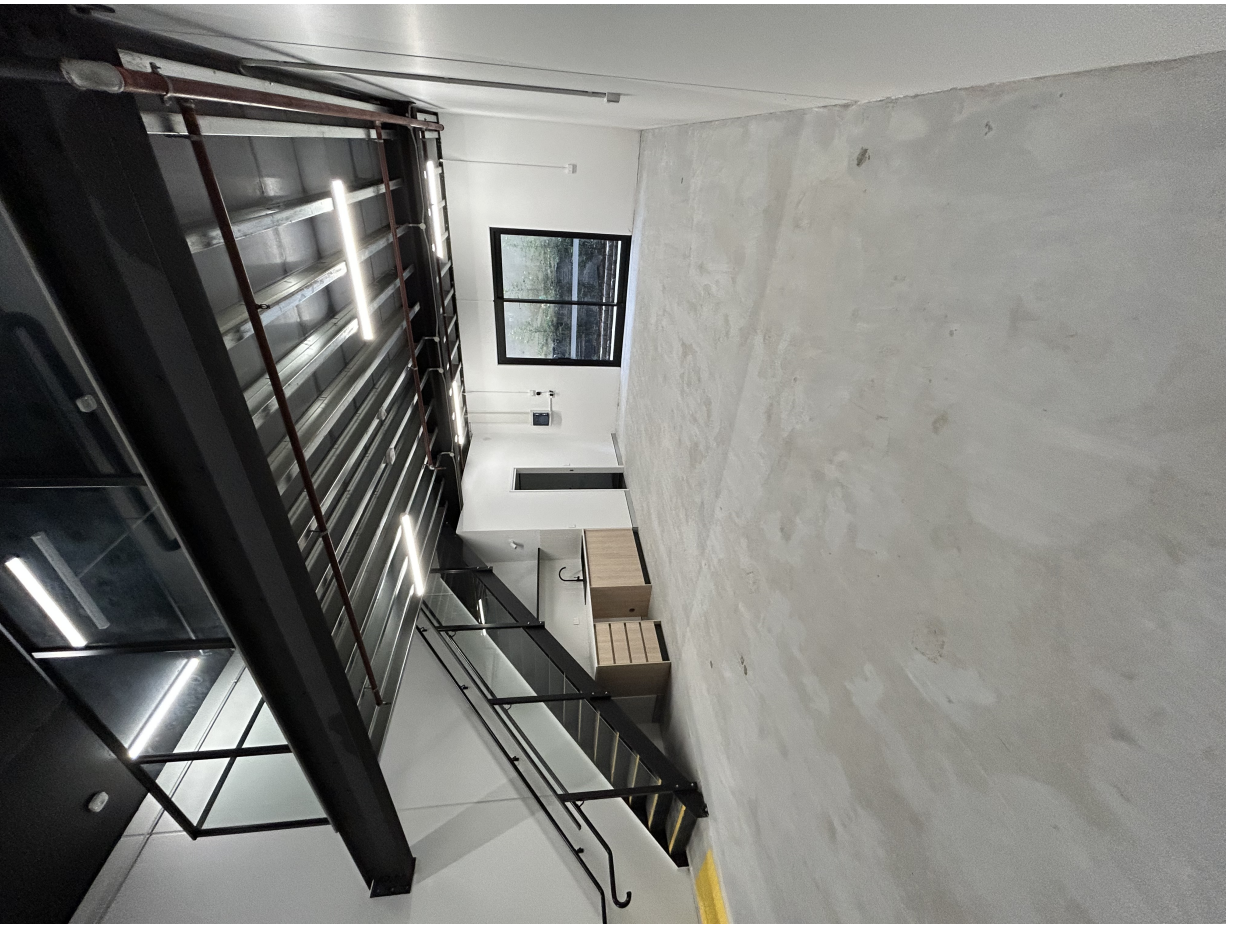
Offer to Purchase

Offer to Purchase	\$499,000
Initial Deposit	10000
Due Diligence	28
Finance Days	28
Settlement	21

More Images













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.