

## RACEVIEW

Invest, Refurbish, Redevelop

2075

### 64 Raceview Street, Raceview QLD

Blue Commercial is pleased to present to market, Raceview Shopping Centre and adjoining residential accommodation, representing an income secured strategic 13,843sqm property holding in a major growth corridor only 3km South-West of the Ipswich CBD.

Easily accessible to the Cunningham Highway, Raceview is conveniently located amongst some of South-East Queensland's most rapidly growing residential catchments, including Flinders View, Ripley, Yamanto and Deebing Heights.

As its first time offered to the market in over 50 years, Raceview Shopping Centre is home to long-standing tenants including Australia Post, Circle T Meats, The Foot & Ankle Specialist and Raceview Complete Dental Care.

We outline the key investment highlights below:

- Raceview Shopping Centre comprises 21 tenancies providing a diverse range of food, convenience and medical offerings
- 16 residential flats with historically high occupancy and potential for rental uplift
- Flexible "Medium Density Residential Zone Code" zoning allowing for uses ranging from townhouses to shops and childcare centres (STCA)
- Located in the established suburb of Raceview on the major road corridor connecting Ipswich Town Centre with Ripley Town centre
- Excellent exposure to Raceview Street with a combined frontage of approximately 159 metres and the benefit of additional access via Carlita Place and Derek Glode Place.
- Estimated Combined Net Passing Income: \$823,572 p.a.\*

The opportunity to acquire individual properties or purchase all 4 properties in one line is available via Expressions of Interest (EOI) closing Tuesday 23rd April 2024 at 4pm (AEST).

Please contact the exclusive selling agents for more information.

\*Figures are estimates only



Established  
convenience  
centre



Strong income  
stream



Multiple titles with  
excellent  
exposure





**Gary O'Shea**  
+ 61 413 154 884  
[gary.oshea@bluecommercial.com.au](mailto:gary.oshea@bluecommercial.com.au)



**Herman Hunt**  
+ 61 401 043 413  
[herman.hunt@bluecommercial.com.au](mailto:herman.hunt@bluecommercial.com.au)

