

SALISBURY

HIGH PROFILE MULTI-TENANTED
SALISBURY INVESTMENT

3214

70 Raynham Street, Salisbury QLD 4107

Blue Commercial are pleased to exclusively present this exciting investment opportunity in the heart of one of Brisbane's traditional industrial precincts. 70 Raynham Street, Salisbury is a multi-tenanted land rich investment offered for sale via Expressions of Interest.

This infill property has 3,214m²* of total building area situated on a 6,417m²* corner block of land and is home to multiple tenants returning an annual passing income of \$337,936.38*. It is located in the history rich industrial suburb of Salisbury approximately 13km south of the Brisbane CBD.

A few key features include:

- 3,214m²* of GLA on a 6,417m²* corner site block
- Five tenants producing a current annual passing income of \$337,936.38*
- Opportunity for significant rental uplift for the prospective buyer
- Suitable for future development upside (STCA)
- In proximity to major arterials such as the Pacific Motorway, Ipswich Motorway, and Beaudesert Road
- Zoned IN1 Industry (General industry A)
- Flexible tenancy options

All offers on this property must be submitted by 4:00pm on Thursday the 31st of August 2023.

To find out more, or to book an inspection, please reach out to the exclusive agents below.

*approx



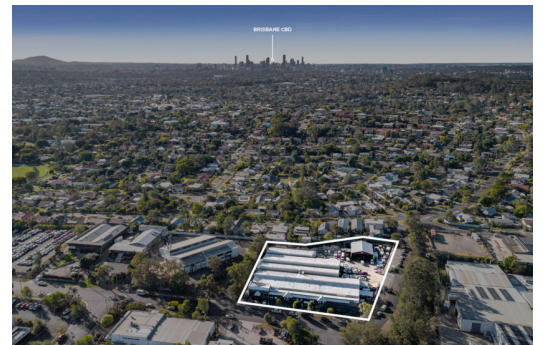
3,214m² GFA



6,417m² Corner
Site



Multi-Tenanted
Investment with
Uplift Opportunity





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