

Ray White®



A Melbourne Street Cracker!!

South Brisbane, 187 Melbourne Street

- Refurbishment just completed
- Land area 1445sqm*, 3 street frontage
- Building area: 1925sqm*+ 40 car parks
- Major redevelopment upside (to 20 stories)*
- MP2 zoning (S.B.R.N.P. Precinct 4)

Offers to Purchase

Closing Wednesday 8th May 2013 at 4pm

Mark Evans 0417 017 074
mark.evans@raywhite.com

Neville Jensen 0418 754 376
neville.jensen@raywhite.com
raywhitemetro.com

*approx. *STCA

Ray White Metro

Outline indicative only

FRW0104_BCKM



RIGHT FINE PRINT: Dan Munnich and Haydn Meyer.

Picture: Paul Guy



Unrepeatable Position

Springfield Lakes, 18 Springfield Lakes Boulevard

- 957sqm* landmark commercial/retail building
- Unique 3013sqm* lakeside site
- Abundant car parking - 49 spaces
- Includes fully-fitted café
- Suit a wide variety of uses (STCA)

Ray White Metro

Expressions of Interest

Closing Wednesday 15th May at 4pm

Tony Pagano 0408 721 665
tony.pagano@raywhite.com
raywhitemetro.com

*approx.

FRW0008_BCKM

Printers find a bright spot in Northgate

Chris Hede

A PRINTING supplier and manufacturer has decided on a new edition to its business – buying a strata unit in the northern suburbs.

Colorcorp has snapped up a Northgate strata unit at 263 Toombul Rd for \$1.91 million plus GST.

Wright Property's Dan Munnich and Haydn Meyer negotiated the sale after the property was marketed through a campaign with Chris Davis of Jones Lang LaSalle.

In a complex of three, the unit is of tilt panel construction and has

907sqm of warehouse, with 456sqm of executive office space on two levels.

"The property was originally occupied by a printing company so it was already fitted out to suit Colorcorp's requirements," Mr Munnich said.

He said Colorcorp had streamlined its business at Stafford but wanted "something with a bit of frontage".

"Sited on the major thoroughfare Toombul Rd, the property is also fitted out with a huge power supply which was essential for Colorcorp's digital-printing equipment," he said.

The strata unit last changed hands in 2007 for \$1.8 million when it was bought by Labelprint.

Colorcorp is a specialist manufacturer in the area of digital print technology.

It offers services including vending, illuminated signage, digital printing, dye sublimation and fleet graphics.

Mr Meyer said the deal reflected a trend of owner occupiers returning to the market as a result of inexpensive debt funding.

"We are seeing more and more tenants turn into owner occupiers as there is a lack of existing vacant buildings," he said.



Two Commercial Investments with Development Upside

17 Smiths Road, Goodna

- Occupied by Uniting Church T/A Lifeline
- Single long term tenant
- Current net income: \$73,000*

*Approximately

5 Church Street, Goodna

- 12 tenancies in two buildings
- Substantial income and development upside
- Site area: 4,752m²
- Fully tenanted, net income: \$353,000*

Auction Wednesday 17 April at 10am
www.colliers.com.au/500661583

Stephen Kidd
0413 550 474
07 3370 1740

Trevor Weinert
0439 034 035
07 3370 1777

www.colliers.com.au