



# INFORMATION MEMORANDUM

**SALE**

**McGEES**  
PROPERTY

**38/198 Adelaide Street**  
**A prime core CBD retail**  
**opportunity**



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# INTRODUCTION

***"Strata Retail Assets in the CBD have become increasingly rare, especially in the sub \$1 million price range"***

On behalf of the property owners, Mcgees Property are pleased to offer 38/198 Adelaide Street for sale by Public Auction on 23/11/2017.

This property offers a rare and unique opportunity to purchase strata titled retail in the tightly held CBD retail market. This offering will attract owner/occupiers and investors alike looking to utilise the prime CBD location in one of Brisbanes most unique character buildings. Surrounded by unparalleled transport and retail amenity 38/198 Adelaide Street offers an exceptionally rare opportunity to buy a historic piece of the Brisbane CBD.

## **Features Include:**

- **First class retail space**
- **Prime position in the CBD**
- **Surrounded by 34 specialty shops and a net lettable area of 2,245sqm**
- **Located on the ant trail to central station**
- **Good signage opportunity**
- **Amplly foot traffic**
- **Character space**
- **Glass frontage to ANZAC Arcade**
- **Located between the two busiest intersections in Brisbane**

**Tim Evans 0400 589 529**

**Hamish Armstrong 0468 848 135**



# EXECUTIVE SUMMARY

Address	38/198 Adelaide Street, Brisbane CBD
RPD Title Number	L38 SP 141398 50363509
NLA	82m2 of retail plus 12m2 of storage
Zoning	Principle Centre
Tenancy	Vacant Possession
Rent	Owner is offering a 6 month rental guarantee equivalent to \$50,000 + GST

Sale via public auction 23 November 2017



# LOCATION OVERVIEW

198 Adelaide Street occupies a prime position in the heart of Brisbane's CBD, just 100 metres from the Queen Street Mall and 175m from the Brisbane GPO. Furthermore, it is located at the entry to Central Station, the largest piece of public transport infrastructure in the CBD. Foot traffic at this particular location is arguably the busiest in Greater Brisbane from both commuters and retail shoppers.

Adelaide Street has undergone significant transformation in recent years with substantial capital investment from owners in the precinct. Ground floor retail upgrades and tenant re-mixing in surrounding buildings has resulted in a series of new cafe's, gyms, restaurants and retailers making this precinct the ideal working environment with extensive foot traffic.

## Landmark

## Walking Distance

Central Railway Station	50m
Queens Plaza	50m
Queen Street Mall	100m
GPO	175m
Eagle Street Pier	400m
The Myer Centre	300m
Treasury Casino	500m
Botanic Gardens	750m





# SURROUNDING INFRASTRUCTURE

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The extensive surrounding infrastructure and amenity creates constant pedestrian foot traffic and ensures the ongoing success of retailers and minimises re-letting risk. Brisbane's CBD has always been and will continue to be the epicentre of Queensland commerce.





# NEARBY AMENITY

## Queens Plaza (30m):

Located in Brisbane's CBD, Queens plaza is home to tenants such as David Jones, Chanel, Louis Vuitton, Tiffany and Co., Max Mara and Bally. The centre has a large food court, extensive five level parking and is frequented by over 11.8 million customers per annum with a Moving Annual Turnover (MAT) of \$78.6 million.

## Brisbane Central Train Station (50m):

Brisbane's Central Train Station serves as the major transport hub for commuters entering the city and is flagged for continued growth as public transport investment continues to grow.

## Queen Street Mall (100m):

The Queen Street Mall is Australia's largest open air mall. It is the central retail location for Brisbane and has strong trading day and night seven days a week. Located within the mall is the Myer shopping centre, attracting large crowds.

## Post Office Square - Brisbane GPO (175m):

Located between Queen Street and Adelaide Street is Post Office Square. The centre is directly opposite Brisbane's GPO and contains a shopping and food arcade with a MAT of \$24,867,941.

## Wintergarden Shopping Centre (220m):

With over 90 specialty stores, essential services, cafes, restaurants and pubs, Wintergarden Shopping Centre sees an estimated 7.5 million customers traffic per annum and a MAT of almost \$270 million.

## Treasury Casino (500m):

The Treasury Casino is Brisbane's only casino. It features a large gaming floor and private rooms as well as a hotel, five restaurants, seven bars, and a nightclub.







# SALE PROCESS

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This property is being offered by Auction on the 23rd of November 2017.

This Information Memorandum provides physical details of 198 Adelaide Street, Brisbane.

This Information Memorandum has been prepared by McGees Property on behalf of the owner.

Its purpose is to provide information in relation to 198 Adelaide Street and the opportunity that is available. It is provided solely as a general guide for interested parties. It does not constitute valuation advice.

**All enquiries and requests for inspections are to:**

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