



CLUB FREEHOLD INVESTMENT OPPORTUNITY



FOR SALE EXCLUSIVELY BY

TBRE

TONY BARGWANNA REAL ESTATE



INTRODUCTION

TBRE are pleased to offer for sale the freehold interest in The Sands Social, Sandgate — a blue-chip hospitality investment underpinned by a strong and established tenant.

Positioned in the heart of Brisbane's bayside, this asset offers investors the opportunity to acquire a secure, long-term income stream in one of South East Queensland's most tightly held coastal precincts.

The Sands Social operates under a robust lease structure featuring regular market reviews, providing genuine potential for rental growth and income uplift over time.

With strong underlying land value and quality recent refurbishments, The Sands Social presents as a premium passive investment opportunity in a highly sought-after coastal location.

50 KEOGH STREET SANDGATE QLD 4017

REAL PROPERTY DESCRIPTION	LOT 257 ON PLAN SL 3331
SITE AREA	1,991M2
ZONING	DISTRICT CENTRE
CAR PARKING	ON SITE AND STREET PARKING
LOCATION	21KM NORTH OF BRISBANE CBD
SA4 BRISBANE NTH POPULATION	224,598*
CURRENT NET INCOME	\$386,082 P.A. PLUS OUTGOINGS

All areas and measurements referenced herein are approximate only.
All figures have been provided by third parties and while represented in good faith, prospective purchasers should rely on their own due diligence.

*AUSTRALIAN BUREAU OF STATISTICS 2021



BOOMING POPULATION



The Greater Brisbane GCCSA population is projected to increase from 2,568,927 to 3,754,887 by 2041*.

SIGNIFICANT RENTAL GROWTH



The current lease allows for significant rental growth in the coming years and does not allow for the rent to drop.



2032 OLYMPIC GAMES

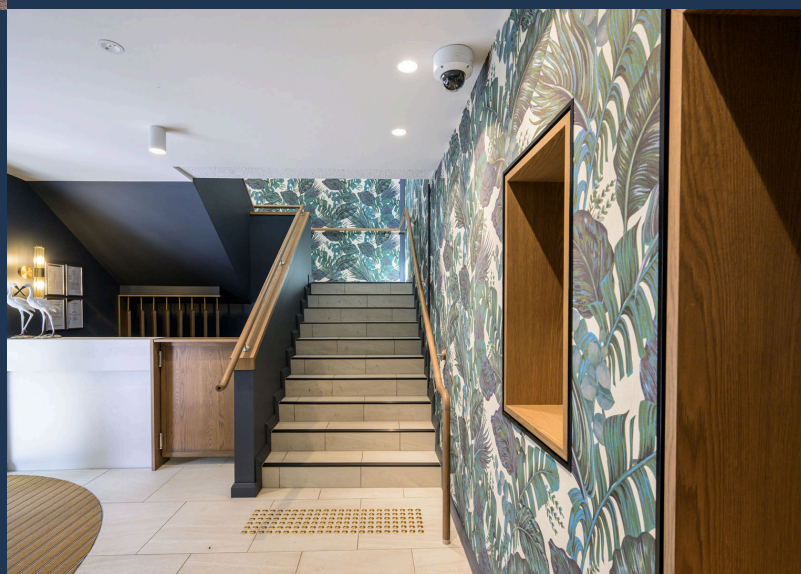


It has been reported that there will be a capital injection of circa \$8 billion into QLD to accommodate the 2032 games, providing QLD with a significant boost in economy.

STRONG DEMOGRAPHIC



Average household income of \$1,951 in the Brisbane North area*. This sits 15.22% higher than the QLD average.





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EXPRESSIONS OF INTEREST

The Sands Social Freehold is currently for sale exclusively with TBRE, via **Expressions of Interest**. TBRE are accepting bids which must be submitted by **3pm on Thursday 27th November 2025**.

Data room access is available upon request. If you wish to receive further information on this opportunity, please contact Tony or Molly.

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