

Medicos on the move

Phil Bartsch

PENT-UP demand for assets within Woolloongabba's Mater medical precinct is injecting further activity into the inner-city owner-occupier market.

In one of the latest deals, a refurbished 240sq m office building at 604 Stanley St, with heritage charm and four on-site car parks, has changed hands for \$1 million.

The building was bought by a syndicate of medical professionals who decided to consolidate their city fringe practices.

Robert Koster and Carl Charalambous from Elders Commercial negotiated the million-dollar deal.

Mr Koster said the property had attracted a strong level of interest, with more than 30 inquiries fielded from potential buyers resulting in 17 inspections.

"The property was extremely well received by the owner-occupier market," Mr Koster said.

"Owner-occupier opportunities sub-\$1.5 million within inner-city Brisbane rarely

become available, particularly within the Woolloongabba medical precinct."

Mr Charalambous said the asset at 604 Stanley St was only on the market for four-and-a-half weeks before it was snapped up.

He said the sale price reflected a "strong" rate of \$4167/sq m on building area.

Mr Charalambous said the precinct was extremely tightly held and smaller, affordable buildings were very hard to come by in the Woolloongabba area.

"The last transaction in the precinct was that of 639 Stanley St, which we negotiated in an off-market deal last year for just over \$4.5 million," he said.

Mr Charalambous said activity in the city fringe market was at its highest level since the GFC and "things are definitely picking up".

"We are currently experiencing overwhelming demand for assets up to \$10 million within the inner north and inner south, with numerous contracts under negotiation," he added.



GOOD HEALTH: Carl Charalambous and Robert Koster are all smiles at 604 Stanley St. **Picture:** Mark Calleja

Ray White



Outline Indicative Only

Rural Lifestyle + DA Approved

Minden, 78 Zabels Road North

- 12 + acres of prime real estate, all DA approved for 11 blocks
- Only 20 mins* to Ipswich

Auction Friday 26 April 2.30pm

View Saturday 13 April 12.30 - 1pm

Ed Wisemantel 0423 070 103

Warren Ramsey 0412 266 304

raywhitecommercial.com.au Property ID 948935

Ray White Commercial Ipswich

*approx



Outline & Location Indicative Only

Strategic Position Amongst National Retailers

Deception Bay, Qld, 420 Deception Bay Rd

- Exceptional development site
- 5,550m²* site with flexible commercial zoning
- Potential self storage facility (lapsed D.A)
- Motivated vendor

Ray White Commercial Caboolture/Redcliffe

Auction Friday 3 May 10.30am

Venue Level 5, Riverside Centre, 123 Eagle Street Brisbane

Grant Simpson 0433 427 503

Ray White Commercial

Matthew Walsh 0411 880 054

Highway Frontage Joint Agents

raywhitecommercial.com.au

Property ID 947613



*approx



Outline Indicative Only

Substantial Oversized Factory

Arundel 3 Supply Court

- 3,465m² freehold on 6,135m² with extensive hardstand
- Key position - Zoned Industry 1
- Multiple roller doors & loading bay, 500* KVA power in place
- Liquidation sale - must be sold

Offers to Purchase Closing Wednesday 24 April, 4pm

Steve Macgregor 0410 679 664

raywhitecommercial.com.au Property ID 942802

Ray White Commercial Southport

*approx



Receivers' Auction

New Residential Units - Deception Bay Apartments

Deception Bay, Lots 2 - 8 on SP234386, 8 Bayview Terrace

- 7 strata units sold in one line or individually
- 2 bedroom, 1 bathroom, modern kitchen and living area
- NRAS allocation is available**
- 390m² to bus transport, 900m² to shopping precinct and 1.3km* to school

Ray White Commercial Caboolture/Redcliffe

Auction Friday 26 April 10.30am

Venue Riverside Centre, Level 5, 123 Eagle Street, Brisbane

Robert Rey 0418 774 343

Grant Simpson 0433 427 503

raywhitecommercial.com.au

Property ID 943784

**Subject to contracts of sale being entered into by 30 April 2013

*approx



Outline Indicative Only

2 Retail Lots - Surfers Paradise CBD

Beachcomber Resort Lots 233 & 234, 18 Hanlan St

- 2 vacant lots, total NLA 762m²
- Lot 233 - 589m² restaurant and separate convenience store
- Lot 234 - 173m² atrium bar with separate street front entry
- Situated within 150m* of beachfront and Cavill Mall

Tender Closing Thursday 2nd May 2013, 4pm

Steven King 0417 789 599

raywhitecommercial.com.au Property ID 945787

Ray White Commercial Gold Coast

*approx



Outline Indicative Only

3.6Ha* Site

North Booval, 111 Jacaranda Street

- Special opportunity zoning
- Significant infrastructure in excess of 10,000m²* buildings
- Location provides significant potential for redevelopment
- Ex major milk and dairy product distribution centre
- To be sold vacant possession

Expressions of Interest

Closing Friday 10 May 4pm

Brian Hodges 0419 355 394

brian.hodges@raywhite.com

Trent Quinn 0401 907 878

trent.quinn@raywhite.com

raywhitecommercial.com.au

Property ID 952923

Ray White Commercial

Toowoomba/Ipswich

*approx

The Zone

A LITTLE bit of effort in the right direction can make a big difference . . .

This was the motivation behind Savills' **Scott Langford's** commitment to make the arduous 300km crossing of the Simpson Desert.

On Thursday May 9, the 45-year-old father of two will undertake the Simpson Desert Challenge over nine days to support Savills' charity, Youngcare.

Scott (pictured) will embark on the challenge with 16 other liked-minded individuals.

For more details and to donate to Scott's trek, visit: www.simpsondesertchallenge.com/ scott—langford—1



FIRST Commercial's **Luke Mullen** has found greener pastures at the Coldwell Banker Commercial Property Group.

Luke has taken on the role of senior sales and leasing executive at the company's Springwood office.

FOR those who might have wondered, industrial specialist **Huw Feeney** remains happily working at FAL Commercial.

Unfortunately the gremlins played around with the caption on March 28 incorrectly stating that Huw worked for Bel-Air Truck Spray Painting.

Bel-Air owners **John Grimley** and **Wayne Dawson** remain firmly in control of the company.

THREE of Savills young guns have received promotions.

Peter Chapple has been promoted to divisional director in Capital Transactions.

Peter Dodd and **Michael O'Rourke** have been promoted to associate directors in Office Leasing.

THE annual 10-day Rotary Art Spectacular kicked off last night at the Riverside Centre.

Widely regarded as one of Queensland's most prestigious art exhibitions, the art spectacular features more than 460 artworks from almost 200 artists.

Priority Building has once again signed up as the major sponsor of the event which raises money for charities such as ROMAC and the Cerebral Palsy League.

RESORT Brokers Australia has expanded its sales team with former St Kilda player **Andrew McQuarrie** joining the company, selling management rights.

Andrew, who had seven seasons with St Kilda AFL Club, has been involved in the real estate industry on the Gold Coast, where he played for the Suns in 2012, signing up as a semi-professional for the Southport Sharks for 2013.

Joining Andrew will be **Carolyn Griffith**, who has 30 years of sales experience.

For the past three years Carolyn has worked for Audi on the Gold Coast and will specialise in the sale of management rights in Broadbeach, Miami, Chevron Island and surrounding areas.

NATIONAL law firm Holding Redlich has appointed **Shelley-Anne Brace** the firm's new senior associate at its Brisbane office.

She was previously at Michael Sing Lawyers where she was special counsel for workplace relations.

A NEW development in Tannum Sands, south of Gladstone, has become the latest project to be certified by the Urban Development Institute of Australia's green rating tool EnviroDevelopment.

"Tannum Blue", which is being delivered by Economic Development Queensland has been awarded

EnviroDevelopment certification for outstanding environmental outcomes in its treatment of ecosystems, waste, energy, materials, water and the community.