



Freehold Commercial Property For Sale

This freestanding, purpose-built aquatic centre is leased to a popular swim school on a long term basis.

At a time when good returns on capital invested can be hard to find, here is a unique freehold property for sale offering an ROI in excess of 7%.

A Unique Investment Opportunity

This freehold property extends over an area of 1,104 m², plus an access easement. It's in a central Gold Coast suburb and incorporates a fully developed indoor, all-weather aquatic centre.

About the Business:

- The property is leased on a long-term basis to what is arguably the Gold Coast's best swim school. And it's surrounded by growing suburbs housing hundreds of young families.
- With the ever-increasing awareness of the need for water safety and the ability to swim confidently, this tenant has an assured, sustainable market.
- The current lease extends until October, 2021 with a ten year option.
- The current annual net rental is \$58,173. And built into the tenancy agreement is an annual rental increment of 2%, keeping up to inflation.

Business Highlights:

- A 25 metre heated pool;
- Heated change rooms;
- Baby change facilities;
- Gated play area;

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Price	\$795,000
Property Type	Commercial
Property ID	3716
Office Area	645 m ²

Agent Details

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- Raised, gated viewing deck;
- Building area of 645 m2 of brick construction;
- Reception area;
- Retail shop; and
- Pool safe security and gates.

Dive In The latest building replacement value for insurance purposes is \$1,385,584 so this represents excellent value for money. Call the exclusive broker to learn more.

FOR SALE: \$795,000

For further information on this opportunity, please contact the undersigned:

Derek Wallbridge

Business Broker

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If you like to know more about the Business complete our online confidentiality agreement here:

<https://benchmarkbusiness.com.au/ca-form-3716>

or go to our Website www.benchmarkbusiness.com.au and use the reference **#3716** to search for the business.

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Business Category: Commercial, Property and Real Estate, Freehold, Retail