

Dandenong site for \$4.8m



development. The site will support two buildings of about 750 square metres each with pre-tenants in place. CB Richard Ellis director of retail, Brendan Robins, negotiated the deal.

Chapel St fetches \$34m

A Melbourne-based family has purchased three shops at the Windsor end of Chapel Street for \$3.45 million.

The freehold retail property at 66 Chapel Street has a net income of about \$126,000 a year from three tenants.

The site includes a total gross building area of 300 square metres and a car park. The deal represents a 3.6 per cent yield.

Fitzroy's selling agent Charles Emmett and Geoff Emmett brokered the deal.

Submissions to rliw@afr.com.au

The Drummoyne, NSW, 7-Eleven store sold for \$4.8 million.

Industrial property at Albert Park, Adelaide for \$2.2 million.

The property, at 6-8 Jervois Street, sold with an agreed annual rent of \$200,000 net. Sunray Foods was the vendor.

Colliers International agent Paul Tierney brokered the deal.

Sunshine Coast parcel

A large parcel of prime Sunshine Coast land on King Street has sold to two separate buyers for \$2.8 million.

The land was originally earmarked for a mixed use

Ben Wilmot

Sydney-based Capital Corporation has swooped on Sydney Airport Centre in Mascot to seed its first unlisted property trust.

The group picked up the seven-storey office building, and some expansion space at 15 Bourke Road, from the superannuation fund-backed ISPT for \$29 million on an initial yield of about 10 per cent.

The site spans 7088 square metres and the building has a net leasable area of 8874 sq m.

The main tenants are DHL, Avis and Tyco Electronics with the average rental increase set at 3.5 per cent annually.

Capital Corporation has built more than 140 projects across Sydney, as well as its own developments

at Norwest Business Park, and has a \$300 million property portfolio.

Capital Corporation Property Fund No 1 will offer investors an annualised return of 9 per cent in the six months to June 30, rising to 9.1 per cent next financial year.

The site has the scope to accommodate another 8850 square metres of floor space subject to planning approvals. Capital Corporation will look to gain the approval to expand once it has secured a major pre-commitment.

Several tenants are looking for space in Mascot, which has the lowest vacancy of Sydney's suburban office markets.

Daniel O'Brien and Josh Charles of CB Richard Ellis and Michael Fen-ton and John Macree of Jones Lang LaSalle marketed the property.

stanley&martin

Two Prime CBD Development Sites

Situated in the heart of Wodonga with a catchment comprising 170,000 plus residents, these outstanding CBD development sites are located adjacent to Centro Plaza and represent a rare offering.

Site 1: Area 11,311 sqm, Zoned: Mixed Use & Business 1; Site 2: Area 5,673 sqm, Zoned: Business 1. Developers and Owner Occupiers are invited to express their interest in an individual site or the 2 sites totalling 16,984 sqm.

Expressions of interest close Monday 18 April 2011 @ 3pm.

Contact Steve Martin on 0419 269 667.

Suite 2/647 Dean Street, Albury (02) 6023 8900
www.stanleyandmartin.com.au

S a r l o u

Australian Agricultural Investment Opportunity

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For more information please contact Richard Brozman on 0400 361 114 or visit www.jarrahagriculture.com.au

Auction

CONTRACT CRASHED Redevelopment Opportunity

Three adjoining blocks positioned one street behind Bulcock Street - Commercially Zoned

The 3 lots total 2,638sqm combined and consist of a vacant block of land and two commercial properties with potential for holding income.

This is a rare offering located between Stockland Shopping Centre and the Council Chambers and must be sold.

Onsite Auction Friday April 8 at 10am

Property Address:
72-78 Omrah Avenue, Caloundra QLD 4551

Steve Jenkins
Jim Lilley Real Estate
0412 267 268
steve@jimlilley.com

Len Greedy & Alan Gray
Henzells Commercial Division
0401 691 807 | 0414 894 084
len@henzells.com.au

Retail Development Manager

Sub-Regional Centre Cedar Woods
Town Centre Development PROPERTIES LIMITED

Cedar Woods is an ASX listed property development group with a track record for creating award-winning projects.

An exciting opportunity exists for an experienced retail development manager to play a key role in delivering the town centre of the Williams Landing development (Melbourne) with an initial focus on the retail centre.

This \$1.5B project is a large scale, mixed-use development that will integrate with a new train station and freeway interchange. The 30,000sqm GLA first stage of retail will create a sub-regional centre and plans for this and the bulky goods centre are well advanced. This is a unique opportunity to work on a significant project from inception.

You will be responsible for delivery of the retail centre, bulky goods centre and the town centre as a whole. You will need a hands-on approach and skills in all aspects of retail development management.

You will require a successful track record in shopping centre development, possess excellent communication skills and have strong industry relationships. Relevant tertiary qualifications are a pre-requisite.

To discuss this opportunity further please call **Mai Stuart** or **Alex Sullivan** on 03 8610 9600.
To apply email mai@kingfisherrecruitment.com.au

Kingfisher Integrity at Work
Level 27, 360 Collins St, Melbourne
kingfisherrecruitment.com.au

Registration of Interest - Central Albury Property Disposal

A RARE AND EXCITING OPPORTUNITY IN ALBURY

Following relocation to its Thurgoona site, Charles Sturt University is looking to dispose of its 3.3ha (approx.) property, strategically located in the centre of Albury. This unique site has all the key inherent attributes to deliver a truly distinctive master-planned development.

This is a once-only opportunity for interested parties to add to and leverage off the vibrancy and continued growth of one of Australia's fastest growing regional cities.

Interested parties should register by email in the first instance to **Cheryl Honey, CSU Contracts Officer** at: choney@csu.edu.au

Your registration of interest (ROI) should include company particulars and contact details. On receipt of your registration, further documentation and information will be issued by email. Additional information to assist your registration can be found www.csu.edu.au/division/facilitiesm or by contacting Cheryl Honey on 02 6933 4347

Closing date for ROI is: Tuesday 15 March, 2011