

# Deal sealed in a week

**Michelle Hele**

A FULLY leased Murarrie industrial property has proven to be an enticing investment for a Brisbane buyer, who has secured the site for \$2.1 million.

The property, at 30 Palmer Place, was previously owned by an investor based in New Zealand.

The sale was negotiated by Stephen Ferguson and Paul Anderson.

They had recently gone out on their own to set up a new

agency, Catalyst Commercial Real Estate.

Mr Ferguson said the Murarrie property was fully leased to Halmac Services, a company that offered electrical contracting services. The lease runs until November, 2013.

There is 1047sq m of building, including office and warehouse, on the 2403sq m site.

The sale of the property reflected a yield of 7.9 per cent.

Mr Ferguson said he had also sold the property to the previous owner.

When taking it to market this time around, he said they approached an investor they thought would be interested and secured the contract within the week. Mr Anderson said there was a lot of interest from the owner-occupier market for properties in the Murarrie area.

The interest was particularly in those premises around the \$2 million mark.

"We are finding that quality properties attract good inquiry," he said.

"It went pretty quickly."



**ENTICING:** Stephen Ferguson and Paul Anderson, who negotiated the sale.

**Picture:** Peter McNamara

## Sales on the coast

TWO well-known retail outlets and two strata title offices are up for grabs in a mortgagee sale on the Gold Coast.

The retail outlets are in the Phoenician Tower North, Broadbeach, with existing leases to The Coffee Club and restaurant Anew. The office suites – with areas of 85sq m and 72sq m respectively – are on level 8 of Southport Central Tower 2.

They will go under the hammer on March 24 at the Royal Pines Resort.