



LACEY WEST

February 28, 2023

Rees & Trisha Duncan
rees@jadefinance.com

Dear Rees and Trisha,

PROPERTY APPRAISAL

Re: 4/29 Taree Street, Burleigh Heads
Zoning: Low Impact Industry
Description: 158m2 ground floor industrial warehouse plus added unapproved mezzanine level, block construction

Appraisal for Lease

We would expect to achieve a rental between \$32,000 - \$36,000 per annum + GST + Outgoings.

Appraisal for Sale

We would expect to achieve a sale price in the range of \$660,000 - \$700,000. This represents a square metre rate of \$4,175 - \$4,430 per m2.

Recent Sales

8/17A Ern Harley Drive, Burleigh Heads
Sale Price - \$610,000

163m2 Ground floor
Sold - November 2022

11/4 Fremantle Street, Burleigh Heads
Sale Price - \$580,000

153m2 Ground floor + 70m2 mezzanine
Sold - November 2022

7/1 Rothcote Court, Burleigh Heads
Sale Price - \$545,000

105m2 Ground floor + 60m2 unapproved mezzanine
Sold August 2022

Josh Cruden 0449 173 768
James Borbidge 0414 735 046
Tony West 0414 753 524

jcruden@laceywest.com.au
jborbidge@laceywest.com.au
twest@laceywest.com.au

We assure you that we are totally committed to providing you with outstanding service and we look forward to talking with you soon.

Yours faithfully
Lacey West Real Estate

Tony West
Director

James Borbidge
Commercial Sales / Leasing

Josh Cruden
Commercial/Sales / Leasing