

9<sup>th</sup> March, 2022

Mary Christine McDonald &  
Angus Brian McDonald

26 Sternlight Court  
**CLEVELAND QLD 4163**

Attention: Mr Brian McDonald

Dear Sir,

**RE: MARKET APPRAISAL – SHOP 1, 123 BLOOMFIELD STREET, CLEVELAND**

I refer to our recent inspection of the abovementioned premises.

The subject is a strata title retail/professional tenancy of approximately 56m<sup>2</sup> in a complex known as 'Cleveland Town Square'. The tenancy is fully air conditioned and contains a ceiling, lighting & floor coverings. Toilet facilities are external and are common for the complex. Ground improvements include a rear concrete carpark and landscaped gardens.


Given the current market conditions, we suggest if offered for sale, the properties would achieve a sale price in the vicinity of 395,000 (GST Exclusive).

If offered for lease, the property would achieve a rental in the vicinity of \$33,600 + GST (Gross)

Should you require any further assistance, please don't hesitate to contact the writer on either 3245 7199 or 0421 383 668.

Yours faithfully,

**RAY WHITE COMMERCIAL BAYSIDE**

  
**Jonathon Burrowes**  
**Senior Sales & leasing**