



Address	15-17 Kabi Circuit, Deception Bay QLD 4508
Lot Description	L47 on SP193956
Local Authority	Moreton Bay Regional Council
Building area	1,571m2 approx. of warehouse and 71.5m2 of office
Land area	2,640m2 approx.
Zoning	Industry
Features	<ul style="list-style-type: none"> - Stand alone property - Low-vacancy rate area - Good access - On site parking

Appraisal

Based on our assessment of the property, target market and recent relevant sales and leases, we can expect a diverse range of opinion from the different buyer/tenant groups in terms of value, however based on our market knowledge we anticipate an achievable sale price of circa **\$2,400,000 - \$2,500,000 + GST** and lease price of circa **\$180,000 - \$190,000 net per annum**.



\$185k to be conservative