



## Sippy Downs, 145-149 Sippy Downs Drive

Significant 2.14 Hectare Redevelopment Site with Substantial Holding Income

This development site on the Sunshine Coast is truly unparalleled. Positioned in the heart of the thriving Sippy Downs educational, retail, and office precinct, it boasts exceptional exposure to the Sunshine Motorway. The land is relatively flat, offering excellent accessibility and the added benefit of significant holding income.

This strategically located 2.142-hectare parcel presents an outstanding opportunity for potential buyers, combining high visibility, a substantial land area, significant development potential, and exposure to impressive daily traffic flows.

### Key features

- 21,426 sqm site
- Current use Light Industry
- Zoning Major Centre

**For Sale**  
Contact Agent

**Building Area**  
700sqm

**Contact**  
**David C Smith**  
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**Mike Stewart**  
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**Sunshine Coast**  
**(07) 5409 4888**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- Huge exposure approximately 65,000 vehicles per day
- Substantial short-term holding income until Mid 2028

For more information, to arrange an inspection or for a confidential conversation please call the Exclusive Agents David C Smith 0412 712 680 or Mike Stewart 0418 717 361.

## More About this Property

Property ID	BYHZK
Property Type	Land/Development
Building Area	700 m2
Land Area	21426 m2

**David C Smith 0412 712 680**  
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**Mike Stewart 0418 717 361**  
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