

Mackay office gains revamp

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AN older-style office building in the heart of Mackay's CBD has been snapped up by a developer with designs for a complete refurbishment.

Zined Group, with partners Jay McPherson and George Stoddart through a holding company Ozark Property No. 2, bought the vacant Mackay Regional Council-owned two-storey office building at 47 Gordon St.

Zined Group managing director Deniz Mete said: "Initially we were intending to convert it into a hotel because the building lent itself structurally to an adaptive, conversion-style project."

"After another look at it, because the building is in such good condition and the infrastructure was so good, it worked out it was easier to refurbish and rent it out."

According to RP Data the building, which has a gross lettable area of 2400sq m and sits on a 3350sq m block of land,

was last sold in 2008 for \$3.15 million when the council bought it from Ergon Energy.

The 1970s-style building has been vacant since 2010.

Mr Mete refused to reveal the purchase price.

However, sources in Mackay claim the sale is on hands for just over the previous purchase price.

Mr Mete said APN Newspapers' *Daily Mercury* has a five-year lease on 620sq m on the first level. The ground floor retail and second level remain vacant.

"It's probably the best site in town," Mr Mete said. "We are currently refurbishing the building and we've had huge interest in tenants wanting to lease space due to the exposure and available parking."

Mr Mete said demand underpinned the Mackay commercial market. "There's a lot of negative news about the mining slowdown but the commercial property sector remains pretty strong," he said.