

**Information  
Memorandum**

10 / 110 Marine Parade  
Coolangatta QLD 4225

Dominic Eaves  
June 2026

## The Opportunity

Dominic Eaves from LJ Hooker Commercial Southern Gold Coast are delighted to present this retail strata unit For Sale and provide you with a copy of this Information Memorandum on behalf of the vendors of 10/110 Marine Parade on the Coolangatta beachfront.

This information Memorandum outlines key information in relation to the property and has been prepared to assist prospective purchasers with their due diligence. Potential purchasers should however undertake their own due diligence especially in relation to the contract for sale and lease documentation.

The key investment highlights and selling features of this offering include:

- Total area: 110sqm\*
- Annual rental income: \$96,100.00\*
- Prime beachfront location within the prestigious Coolangatta precinct
- Stunning ocean views with high pedestrian and vehicle traffic exposure
- Modern, air-conditioned fitout with high-quality finishes throughout
- Full glass shopfront
- Prominent signage opportunities
- Fully leased with a long-term tenant
- Private kitchenette
- Shared bathroom amenities
- Secure basement parking
- One of five boutique retail spaces
- Rare beachfront property opportunity
- Strong capital growth potential

Positioned within the iconic Reflections Tower Two Building, this prime strata-titled retail unit offers a rare opportunity to secure a beachfront investment in one of the Gold Coast's most tightly held locations. Featuring a modern fit-out, full glass frontage for maximum exposure, and breath taking ocean views, this property delivers the perfect balance of style, functionality, and income security.

Currently fully tenanted with a long-term lease in place, the unit offers a dependable income stream and peace of mind for the astute investor. Thoughtfully designed, the space includes air-conditioning, a hidden kitchenette, shared bathroom access, and basement parking – all features highly sought after by quality tenants.

A unique bonus is the additional back section of the tenancy, previously partitioned and joined to the neighbouring lot, which remains on the title and will be sold with the front retail area (subject to a Condition Precedent). This adds significant flexibility and future upside to the property.

Do not miss this truly rare market offering. Enquire now by contacting the Exclusive Selling Agent Dominic Eaves 0406 541 278 to discuss this opportunity in greater detail or to arrange an inspection.

## Executive Summary

Property address	10 / 110 Marine Parade, Coolangatta QLD 4225
Title details	50727091
Building Name	Reflections Tower 2 / Reflections Coolangatta
Net Lettable Area	64m <sup>2</sup> * internal retail area plus 67m <sup>2</sup> * exclusive-use alfresco area
Zoning	Centre Zone / Prime Centre zoning
Age	20 years
No of Units in Complex	120
Current Use	Gelato / dessert retail and hospitality tenancy trading as Gelatissimo Coolangatta.
Property description	Ground floor strata retail tenancy within Reflections Tower Two, a high-rise mixed-use beachfront residential / retail building. Modern reinforced concrete high-rise construction with ground floor retail podium. Confirm via body corporate records / building report.
Location	Coolangatta Queensland
Current Income	\$96,100.00 p.a.* + GST
Outgoings	\$35,320.00p.a Approx. *
Sale Details	<p>Beachfront strata retail investment leased to Gelatissimo, positioned on the ground floor of Reflections Tower Two directly opposite Coolangatta Beach. The property comprises a 64m<sup>2</sup>* internal retail tenancy with a further 67m<sup>2</sup>* exclusive-use alfresco dining area, offering a high-exposure hospitality footprint in one of Coolangatta's strongest beachfront retail strips.</p> <p>Location: Prime beachfront position on Marine Parade, Coolangatta, directly opposite Coolangatta Beach and within the heart of the Coolangatta retail, dining and tourism precinct. The property benefits from high pedestrian traffic, strong tourist visitation, nearby national retailers and immediate proximity to surrounding resorts, apartments, council parking, The Strand, Twin Towns and Gold Coast Airport.</p> <p style="text-align: right;">All Approximate*</p>



Greenmount

Twin Towns

**LJ Hooker**  
Commercial  
Southern Gold Coast

## Financial Summary

### Outgoings

Rates	\$8,563.66 p.a
Water	\$4,752.00 p.a (Paid by Tenant)
Body Corporate	\$21,248.00 p.a
Grease Trap Servicing	\$756.34 /service
<b>TOTAL</b>	<b>\$35,320.00 *</b>

### Tenancy

Tenant	Gelatissimo Coolangatta
NLA	64m <sup>2</sup> * internal retail area, plus approximately 67m <sup>2</sup> * exclusive-use alfresco dining area. Total trading / occupied area approximately 131m <sup>2</sup> *.
Current Term Start Date	1 <sup>st</sup> of November, 2021
Term	31 <sup>st</sup> of October, 2027
Options	One x 5 Year Option
Rent	\$96,100.00p.a + GST and Utilities
Increases	CPI and Market reviews
Bond	To be confirmed from lease / tenancy schedule

## Location Overview

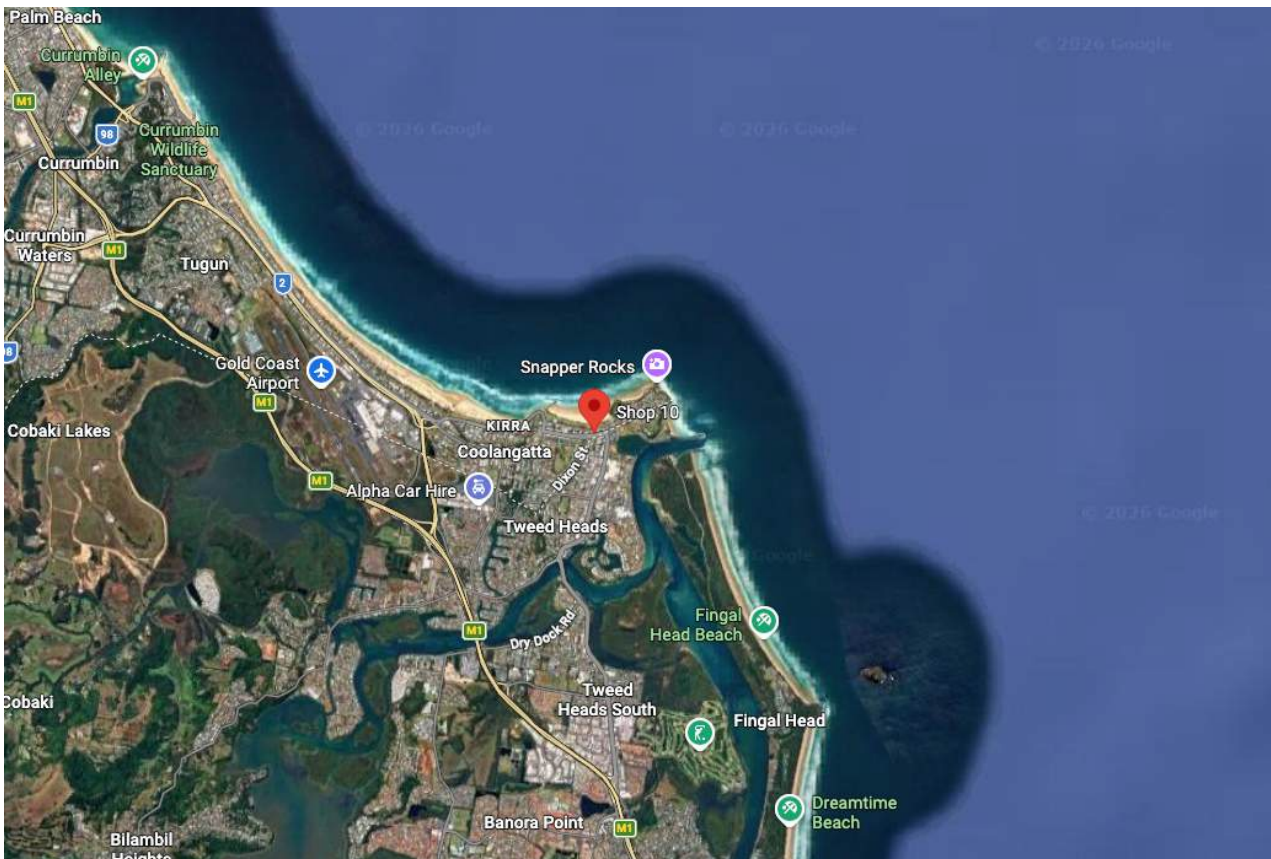
Coolangatta is one of the southern Gold Coast's most established beachfront lifestyle, tourism and retail precincts. Positioned on the Queensland / New South Wales border, the suburb attracts a broad mix of local residents, domestic visitors and international tourists drawn to its world-class beaches, dining, accommodation and relaxed coastal amenity.

Shop 10, 110 Marine Parade occupies a prime ground floor position within Reflections Tower Two, directly opposite Coolangatta Beach. The surrounding precinct includes a strong mix of hospitality, convenience, surf, lifestyle and national retailers, supported by nearby resorts, high-rise residential towers, council parking, The Strand Shopping Centre and Twin Towns.

The property benefits from excellent walkability and exposure along Marine Parade, with Coolangatta Beach immediately opposite and Gold Coast Airport located approximately 2.5km–6 minutes\* away. This combination of beachfront exposure, tourism activity, apartment density and limited comparable retail supply supports the property's appeal as a tightly held retail investment.



# Location Map



## Zone Maps



## Zone Code

### 6.2.4 Centre zone code

The Centre zoning supports a mix of professional, retail, and community uses, providing flexibility for future occupiers or investors.

#### 6.2.4.1 Application

This code applies to assessing development in the Centre zone.

When using this code, reference should be made to Section 5.3.2, and where applicable, Section 5.3.3, in Part 5.

Where development is identified in a nominated centre, additional outcomes will apply to development.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, nominated centre outcomes will prevail.

#### 6.2.4.2 Purpose

(1) The purpose of the Centre zone code is to provide for a mix of uses and activities. These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities. Centres are found at a variety of scales based on their location and surrounding activities.

(2) The purpose of the code will be achieved through the following overall outcomes:

a) Land uses:

(i) facilitate concentrations of business, employment, community, cultural, retail and residential uses, including major international events to create vibrant and liveable mixed use environments. Centres remain prosperous and effective and a viable network of centres services the needs of the community and provision of employment opportunities;

(ii) within the network of centres are not unnecessarily duplicated to allow for efficiency. Development intensity and type within each mixed use centre is consistent with its role and function within the centres hierarchy;

(iii) ensure centres are lively and convenient places to live and uses that reduce amenity or are incompatible with intended uses will not be supported;

(iv) make efficient use of available infrastructure and provide access to services and employment for the centre's intended catchment;

(v) include higher intensity housing usually in a mixed use building format. Residential amenity may reduce as a result of the intended intensity and mix of day and night time activity in these areas;

(vi) that are casinos only occur in the city's central business district, Broadbeach principal centre and Surfers Paradise specialist centre;

(vii) include licensed premises at a form, scale and intensity that complements the role of the centre in the hierarchy, including hours of operation. An appropriate balance of these uses enables people to enjoy night-time entertainment without experiencing negative social impacts;

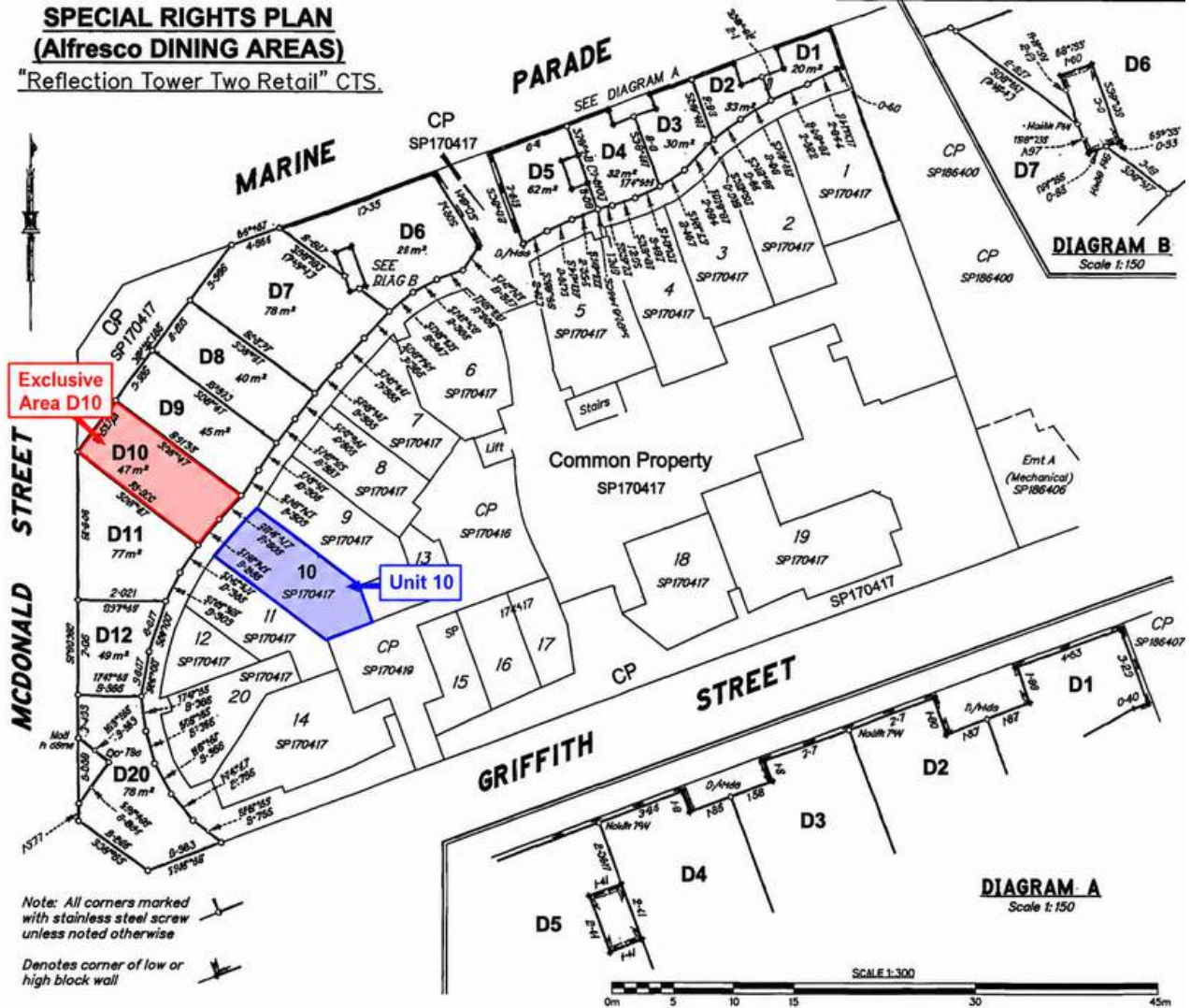
(viii) include nightclub entertainment uses only in the Surfers Paradise specialist centre, Broadbeach principal centre or Coolangatta major centre; and

(ix) include Party houses only in the party house area identified on the Party house area overlay map.

For more information, please visit:

[Gold Coast City Plan](#)

# Building Plan



DISCLAIMER:  
 Plans shown are only indicative of layout.  
 Dimensions are approximate.  
 \*Approximate

## Sales Process

### Price

Expression of Interest closing at **4pm on the 15<sup>th</sup> of July, 2026.**

### Contract Document

The contract document is available upon request to the exclusive selling agents.

### Due Diligence

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses.

### Responsibility for Costs

LJ Hooker Commercial Southern Gold Coast is not liable to reimburse or compensate any party or any of their representatives in conducting their review and evaluation of the Memorandum, submitting a binding offer, undertaking due diligence, making the final unconditional offer or otherwise in connection with proposed sale of the subject site.

### Inspections

Inspections can be arranged by appointment only.

### Terms of Sales

Deposit: 10% of the sale price payable upon signing the contract.

Balance: Payable upon settlement.

Settlement: 30 to 60 days from the contract date.

\*Terms are Negotiable

## Offer Form

**10 / 110 Marine Parade, Coolangatta QLD 4225**

**Return completed form to:**

**LJ HOOKER COMMERCIAL  
SOUTHERN GOLD COAST**

1/18 Park Avenue, Burleigh Heads

email: dominic@ljhookersgc.com.au

Buyer/Or Entity \_\_\_\_\_

Contact Name \_\_\_\_\_

Address \_\_\_\_\_

Mobile \_\_\_\_\_

Email \_\_\_\_\_

### Details of Offer

Purchase Price\* (excl GST) \_\_\_\_\_

Deposit \_\_\_\_\_

Date for Completion \_\_\_\_\_

Conditions (if any) \_\_\_\_\_

Finance Required? Yes  No  If Yes, is Finance Approved? Yes  No

### Offeror's Solicitor

Name \_\_\_\_\_

Contact Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Mobile \_\_\_\_\_

Facsimile \_\_\_\_\_ Email \_\_\_\_\_

### Proposed Conditions (If any)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Disclaimer

### Confidentiality

*By accepting the information contained in this Information Memorandum ("IM"), information appended to this IM or information subsequently provided to the recipient ("Recipient") of this IM ("Information"), whether orally or in writing by or on behalf of CBR Commercial Pty Ltd trading as LJ Hooker Commercial Canberra, or any person named in or involved in the preparation of the Information or any of their respective directors, officers, shareholders, partners, affiliates, employees or agents (collectively the "Discloser"), the Recipient agrees to keep the Information confidential.*

### Important notice

*The Information is provided to the Recipient solely for the purpose of assisting the Recipient and their professional advisors in deciding whether to proceed to acquire an interest in the subject Site.*

*The Information is provided on the express understanding that it is to be used for only that purpose.*

*The Information does not purport to contain all of the information that may be relevant to the Recipient.*

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- Whether reasonable care has been or will be taken in compiling, preparing and furnishing the Information.*

*The Discloser does not make any representations or give any warranties with respect to the legality of the current use of the subject Site, compliance with any development approvals or Council requirements and the holding of any relevant certificates of classifications that may or may not be required for the subject Site or any improvements on the subject Site.*

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*All warranties, conditions, liabilities or representations in relation to the Information, advice or other service constituted by this IM are hereby expressly negated and excluded to the maximum extent permitted by law.*

*The Recipient agrees, to the maximum extent permitted by law, that they shall not seek to sue or to hold the Discloser or any employees, agents or advisors of or to the Discloser liable in any respect (including in contract, negligence or equity, under statute or otherwise) by reason of provision of the Information.*

*Any reliance placed by the Recipient on the Information shall be at their own risk and the Discloser shall not be liable for any loss, including indirect or consequential loss, arising from or in connection with any such reliance.*

*In furnishing the Information, the Discloser does not undertake any obligation to provide the Recipient with access to any additional information or updated information or to correct any inaccuracies in the Information which may become apparent.*

## Exclusive Selling Agent



### **Dominic Eaves**

Commercial Sales & Leasing

LJ Hooker Commercial Southern Gold Coast

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