



**5-7 RIVER STREET,
MACKAY QLD 4740**

INFORMATION MEMORANDUM

BLACKS REAL ESTATE COMMERCIAL

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EXECUTIVE SUMMARY

ITEM	DESCRIPTION
PROPERTY ADDRESS	KBHN Pty Ltd as Trustee for The Fresh Network Melonberry Superannuation Fund
DESCRIPTION	Total Site Area: 1,770m ² * Building Area: 794m ² *
REAL PROPERTY DESCRIPTION	Lot 232 - 233 on Plan M912
ZONING LAND USE	Mackay Waterfront PDA
CAR PARKS	Street Parking & Onsite
RENTAL AMOUNT	\$140,036.00 plus GST per annum
COUNCIL RATES	\$21,508.00*
SALE METHOD	Expressions of Interest

*approx.



PROPERTY OVERVIEW

Situated on Mackay's beautiful blue Pioneer River in the CBD, with astonishing views and salty air, this unique large property is now for Sale! This property provides excellent support and growth to your business or investments. 5-7 River Street will not last long with its modern look and strong features.

The building itself includes a large warehouse to store or operate, with multiple airconditioned offices and its large, bright showroom.

PROPERTY HIGHLIGHTS

- Concreted Hardstand at side of property
- Land Approximately 1,770m²
- Building Approximately 794m²
- Dual vehicle access
- Large Warehouse
- Showroom
- 2 Offices
- Small storage shed
- Ample Car parks

OFFER TO PURCHASE

5-7 River Street is being sold via Expressions of Interest, please see page number () to complete the EOI form to return to our office for the Owners presentation.



MACKAY WATERFRONT

The site is located in the Riverside Precinct of the Mackay Waterfront PDA lending itself to be a prime development site. The current PDA allows the site to have up to 10 stories (inclusive of podium).

Development in the Riverside precinct will support a new and distinctive waterfront destination on the southern bank of the Pioneer River, extending between Sydney Street and the River Street boat ramp.

The central feature of the precinct is a vibrant, engaging and publicly accessible riverside promenade with associated public spaces and community infrastructure. The riverside promenade maintains and enhances safe and convenient pedestrian access and linkages along the riverfront; provides physical and visual connectivity with the water; and forms part of the Bluewater Trail. The precinct will be supported by a range of cultural, festive and placemaking activities that activate the river day and night and establish a sense of place, character and identity for the precinct.

The precinct will accommodate a diverse mix of commercial, high density residential, accommodation, tourism recreation and community activities, as identified in the Table below: Precinct 2 – preferred land uses, in varied built forms that are setback from the Pioneer River to maximize the community access to the promenade and visual relationships with the water. The experience of the streets and public spaces along the riverfront will be enhanced through a range of public realm improvements. The eastern end of the precinct is enhanced as a boating and fishing quarter that retains and improves the boat ramp and associated infrastructure and provides for a range of water-based activities and associated opportunities.

PREFERRED LAND USES		
-Accommodation activities	- Food and drink outlet	- Park
-Bar	- Function facility	- Residential activities
-Childcare center	- Health care services	- Service industry
-Club	- Hotel	- Shop
-Community care centre	- Indoor sport and recreation	- Shopping centre
-Community residence	- Landing	- Theatre
-Community use	- Market	- Tourist attraction
-Dwelling unit	- Office	- Veterinary service
-Education establishment		

https://www.mackay.qld.gov.au/__data/assets/pdf_file/0020/237404/A4_Mackay_Waterfront_-_Development_Scheme_May_2019.PDF

IMPROVEMENTS

Construction:

COMPONENT	DETAILS
External Walls & Façade	Corrugated steel panels with steel portal frame.
Internal Walls & Ceiling	Plasterboard to showroom/office
Floors	Concrete Slab
Roof	Metal Sheeting
Lighting	Recessed fluorescent lighting throughout the office accommodation, industrial LED high bay lighting throughout the warehouse, and mounted fluorescent to the showroom, staff lunchroom, amenities and office.
Doors/Windows	Aluminum framed glass windows and doors.
Fire Services	Fire extinguishers, fire hose reels and emergency exit signs and exits.
Air Conditioning	Wall mounted air-conditioning units.

TENANCY SCHEDULE

TENANT	AREA (NLA)	ANNUAL NET RENT (ex GST) ¹	OUTGOINGS RECOVERED ²	LEASE TERM	LEASE START	LEASE END	REVIEWS
HAYMANS ELECTRICAL MACKAY	794m ²	\$140,036.00	100%	Vacating 31/05/2026	N/A	31/05/2026	N/A

*approx.

The lessee has given notice to vacate the property at the end of the lease.

OUTGOINGS

ANNUAL ESTIMATED OUTGOINGS*	TOTAL (EXCL GST)
Council Rates	\$21,508.00*
Building Insurance	TBA

Please get a quote for insurance for this property.

*approx.

TENANT PROFILE

Their parent company, Metal Manufactures Pty Limited, was established in 1916 and has evolved into a large and diverse Australian company. Current operations of Metal Manufactures Pty Limited include MM Electrical Merchandising (MEM), MM Kembla, MM Plastics, Rushmore Distributors, MM Security, MM Infrastructure Supplies, Synergy Business Systems and Building & Industrial Supplies Group/CSS, employing over 4,000 staff.

MEM is a trade wholesale distribution business, specialising in a one stop sourcing and supply solution. Customers rely on MM Electrical for electrical, communications and data, solar, lighting and associated electrical component products.

MEM's decentralised service centre model provides customised inventory and dedicated sales teams to support local customers. This is delivered by our national network of stores and closely aligned preferred supplier partners. This partnership between supplier subject matter experts and MEM support personnel provides our customers and their end-users with industry leading technical expertise as well as product & service innovation.



LOCATION – THE MACKAY REGION

Mackay is a beautiful region featuring unique natural assets that enhance both tourism and liveability. Located in Central Queensland, approximately 950 kilometres north of Brisbane, Mackay is a regional coastal city that offers a high quality of life.

With a population of over 126,000, the region supports around 55,000 jobs and contributes nearly \$26.3 billion annually to the economy. Mackay is recognised as one of Queensland's fastest-growing regions, offering strong economic performance, diverse employment and investment opportunities, and an exceptional lifestyle.

Strategically positioned as the gateway to the Bowen and Galilee Basins, two of Australia's richest coal-producing areas. Mackay plays a vital role in supporting mining operations through its robust engineering, manufacturing, and logistics sectors, particularly centred around the Paget Industrial Estate. The mining industry is the largest economic contributor, generating \$7.2 billion, or 27.23% of total regional output .

In addition to mining, Mackay's economy is underpinned by sugar cane cultivation and milling, cattle grazing, and a revitalised tourism sector . As one of Australia's largest sugar-producing regions, the local agribusiness sector continues to grow, driven by global exports and bioenergy innovations utilising sugar milling by-products.

Major infrastructure projects, such as the Mackay Ring Road and the Waterfront Priority Development Area, are transforming the region and creating significant employment opportunities. From Eungella National Park to its coastal proximity to the Great Barrier Reef and the Whitsundays, Mackay's tourism industry is rebounding strongly, presenting increased prospects for business and investment.

Mackay also offers affordable housing compared to metropolitan centres, a strong sense of community, and easy access to natural attractions like national parks, beaches, and the reef. The city is well-equipped with quality healthcare, education, and recreational amenities .

No longer just a regional city, Mackay has evolved into a dynamic economic powerhouse fuelled by a thriving resources sector, a forward-thinking agricultural base, and a growing services economy making it an increasingly desirable place to live, work, and invest.

HEALTH

1. Mackay Base Hospital
2. Mater Private Hospital
3. Mackay Specialist Day Hospital

EDUCATION

4. CQUniversity Ooralea
5. Mercy College Mackay
6. Mackay West State School
7. Mackay State High School
8. St Mary's Catholic School
9. St Francis Xavier School
10. Mercy College Mackay
11. Victoria Park State School
12. Goodstart Early Learning (BR)
13. Birralelee Child Care Centre
14. Kidzplay West Mackay
15. Goodstart Early Learning (SS)
16. C&K South Mackay Kindy
17. Goodstart Early Learning (MS)

RETAIL SHOPPING

18. Caneland Central Shops
19. Ooralea Shopping Centre
20. Parkside Plaza Mackay
21. Northpoint Retail
22. Sydney Street Markets

COMMUNITY

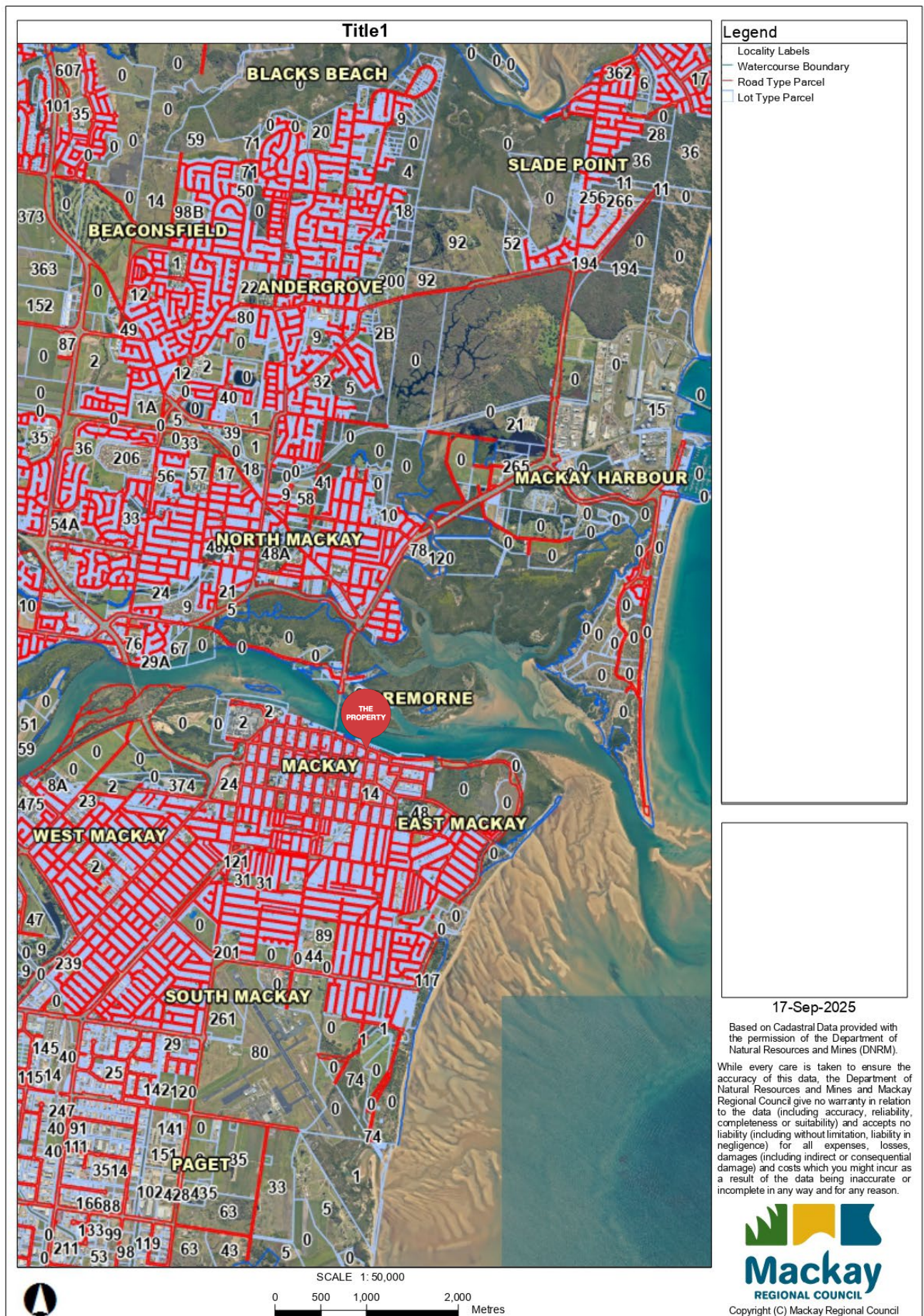
23. Bakers Creek Tavern
24. Mackay Aquatic Complex
25. Mackay Airport
26. Mackay Botanic Gardens
27. Mackay Turf Club
28. Paget Industrial Precinct

MAJOR CONNECTIONS

- ↑ Airlie Beach (1hr 55min*)
- ↓ Rockhampton (3hr 55min*)
- Council Bus Routes
- Train Line



PLANS



PROPERTY PHOTOS

*approximate boundary lines

*Photos taken at approximately 25 meters high.



PROPERTY PHOTOS

* approximate boundary lines

*Photos taken at approximately 25 meters high.



PROPERTY PHOTOS

* approximate boundary lines

*Photos taken at approximately 25 meters high.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING



Property Address: 5 River Street, MACKAY

Date generated: 17-Sep-2025

Real Property Description - Plan and Lot No: M912/233

Area: 809 M2

Zone: Mackay Waterfront PDA

Zone Precinct:

Local Plan: Mackay City Centre Local Plan

Local Plan Precinct:

Split:

Relevant Overlay Codes

[Categories of Development and Assessment - Overlays](#)

Airport Environs

- ☐ [Aviation Facility](#)
- ☐ [Australian Noise Exposure Forecast Contour \(ANEF\)](#)
- ☒ [Lighting Management Area](#)

Acid Sulfate Soils

- ☒ [Acid Sulfate Soils](#)

Biodiversity

- ☐ [Environmentally Significant Vegetation](#)
- ☐ [Wildlife Habitat](#)
- ☐ [Waterways](#)
- ☐ [Wetlands](#)

Landslide Hazard

- ☐ [Landslide Hazard](#)

Flood and Coastal Hazards

- ☒ [Flood Hazard](#)
- ☒ [Storm Tide Inundation Areas](#)
- ☒ [Erosion Prone Areas](#)

Extractive Resources and High Impact Activities

- ☐ [Key Resource Areas](#)
- ☐ [High Impact Activity Areas](#)
- ☐ [Non-Key Resource Area \(KRA\) Quarries](#)

Heritage and Neighbourhood Character

- ☐ [Local Heritage Place](#)
- ☐ [Area adjoining Local Heritage Place](#)
- ☐ [Neighbourhood Character](#)
- ☐ [State Heritage Place](#)
- ☐ [Area adjoining State Heritage](#)

Regional Infrastructure Corridor

- ☐ [Regional Electricity Infrastructure](#)
- ☐ [Substation](#)
- ☐ [Railway Infrastructure](#)
- ☐ [Regional Irrigation Area](#)

- ☐ [Airport Public Safety Area](#)
- ☒ [Obstacle Limitation Surface Contours \(OLS\)](#)
- ☒ [Wildlife Hazard Buffer Zone](#)

Agricultural Land

- ☐ [Agricultural Land](#)
- ☐ [Locally Important Agricultural Areas](#)

Bushfire Hazard

- ☐ [Bushfire Hazard Areas](#)

Landscape Character and Image Corridor

- ☐ [Landscape Character](#)
- ☐ [Image Corridor](#)

Transport Noise Corridor

- ☐ [Transport Noise Corridor](#)



ZONING



Mackay Region Planning Scheme 2017 - version 4.0 Report

Property Address: 7 River Street, MACKAY

Date generated: 17-Sep-2025

Real Property Description - Plan and Lot No: M912/232

Area: 961 M2

Zone: Mackay Waterfront PDA

Zone Precinct:

Local Plan: Mackay City Centre Local Plan

Local Plan Precinct:

Split:

Relevant Overlay Codes

[Categories of Development and Assessment - Overlays](#)

Airport Environs

- ☐ [Aviation Facility](#)
- ☐ [Australian Noise Exposure Forecast Contour \(ANEF\)](#)
- ☒ [Lighting Management Area](#)

- ☐ [Airport Public Safety Area](#)
- ☒ [Obstacle Limitation Surface Contours \(OLS\)](#)
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- ☐ [Wetlands](#)

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Landslide Hazard

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Regional Infrastructure Corridor

- ☐ [Regional Electricity Infrastructure](#)
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- ☐ [Regional Irrigation Area](#)



FLOOD REPORT



DEVELOPMENT PLANNING FLOOD REPORT

Date of report: 17/09/2025

This report provides property or lot-based flood information for building and development requirements and understanding flood hazard. The report provides available information on minimum floor level requirements, estimated flood levels, and technical information on the source of flooding at the time the report is generated and is subject to change. If you have any questions about the information contained in your property flood report or any other flood related enquiries please contact Council on 1300MACKAY or complete an online Planning Advice Enquiry.

This information is provided from Mackay Regional Council

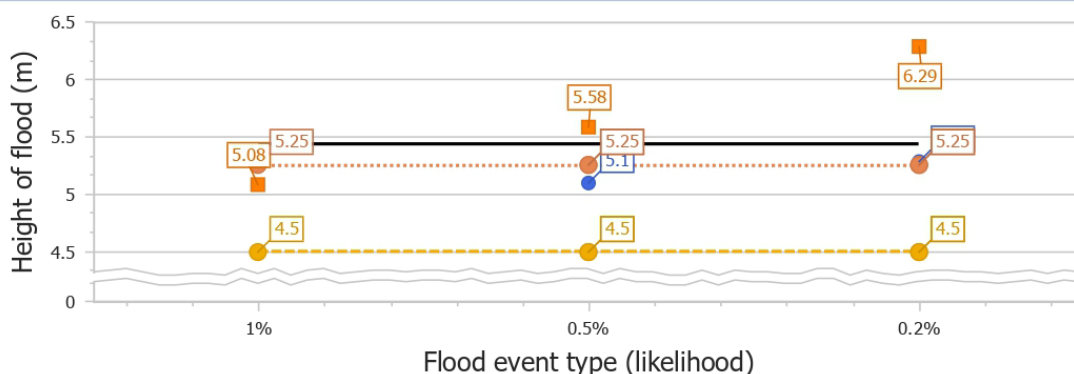
1. SUBJECT PROPERTY DETAILS	2. PROPERTY LOCATION MAP
Property address: 5 River Street MACKAY QLD 4740	 Subject property
Plan and Lot No.: M912/233	
Mackay Region Planning Scheme 2017 Zone: Mixed Use (MRPS)	
Lot size: Not Available	
Steep land overlay: Not Applicable	

If property larger than 1200m2, see note 1






If property within steep land overlay, see note 1

3. FLOOD LEVEL SUMMARY

This section provides a summary of available flood hazard information for the subject property. For a more detailed description of information presented, please refer to section 4.



LEGEND

-  Future Hazard - Flood hazard which considers the projected impact of climate change to the year 2100 (applicable to the Mackay Region Planning Scheme (MRPS) 2017).
-  Existing hazard - Flood hazard considering existing climate conditions to assist current and potential residents and insurance providers understand current exposure to flood hazards.
-  Current floor level - floor level derived from Terrestrial Survey data - see section 7.
-  Maximum Ground Level - shows this parcel's approximate highest ground levels.
-  Minimum Ground Level - shows this parcel's approximate lowest ground levels.

1. Minimum habitable floor levels cannot be provided for large or steep lots due to the range of potential flood levels over the site. Please contact Strategic Planning on 07 4961 9129 for further information.

2. All ground levels presented derived from aerial LiDAR survey collected in 2021 (Mackay urban area) and 2015 (balance area). LiDAR survey not available for the entire region. Due to accuracy limitations of LiDAR data and potential changes to ground levels since data collection, all levels quoted are indicative only and must be confirmed by a registered surveyor.

FLOOD REPORT



DEVELOPMENT PLANNING FLOOD REPORT

Date of report: 17/09/2025

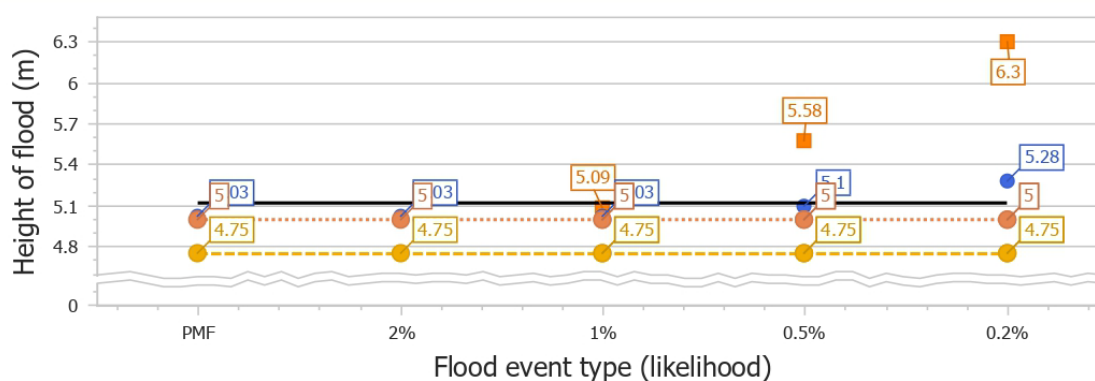
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1. SUBJECT PROPERTY DETAILS	2. PROPERTY LOCATION MAP
Property address: 7 River Street MACKAY QLD 4740 Plan and Lot No.: M912/232 Mackay Region Planning Scheme 2017 Zone: Mixed Use (MRPS) Lot size: Not Available <small>If property larger than 1200m2, see note 1</small> Steep land overlay: Not Applicable <small>If property within steep land overlay, see note 1</small>	 Subject property

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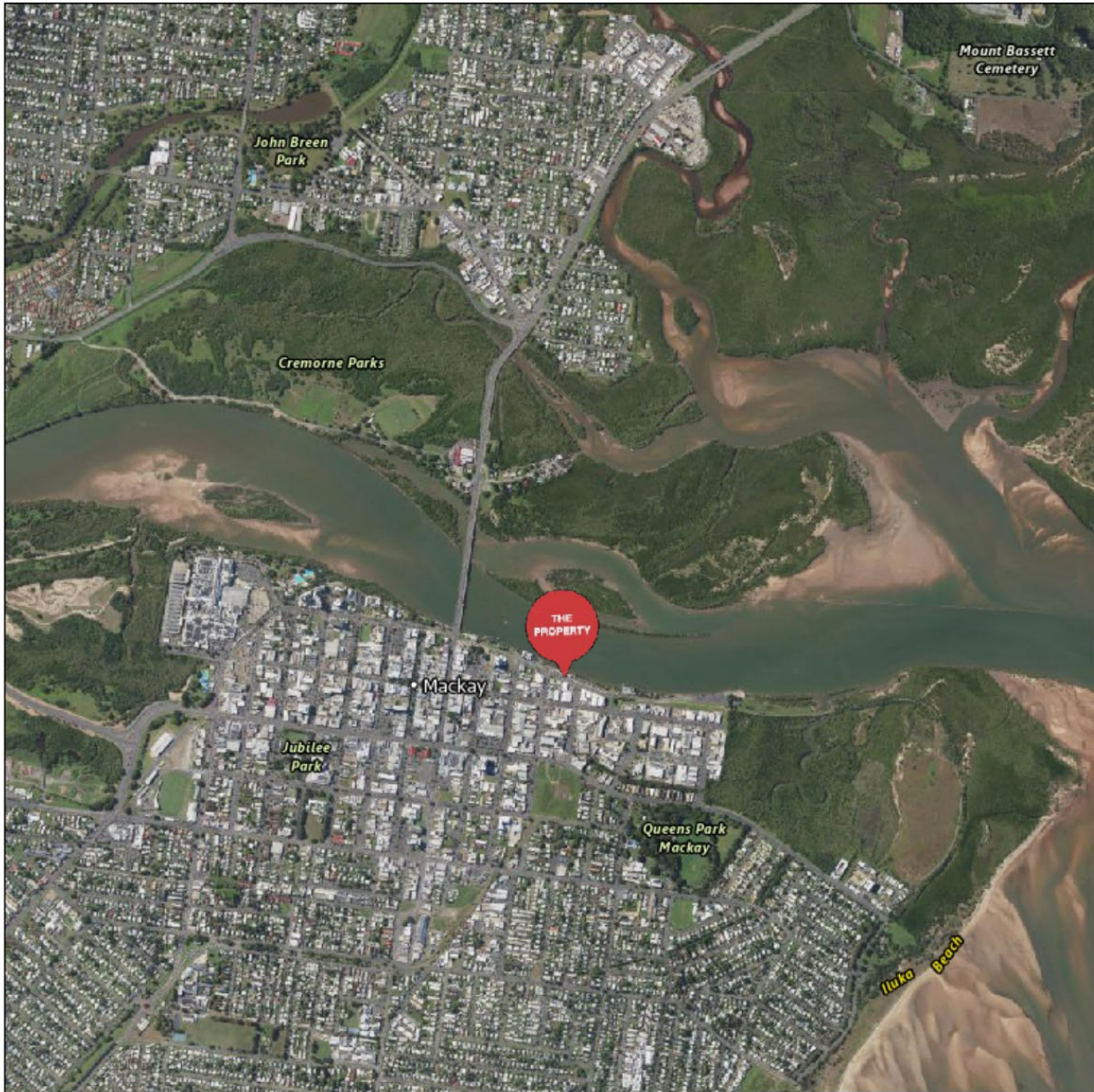
MAPS

5-7 River Street, Mackay QLD 4740

Satellite Image

21°6'59"S 149°10'12"E

21°6'59"S 149°12'44"E



21°9'22"S 149°10'12"E

21°9'22"S 149°12'44"E



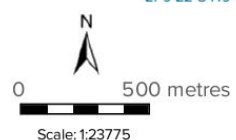
A product of

Legend

Railway stations



Railways



Printed at: A4

Print date: 17/9/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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 **Queensland Government**
Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

TITLE DEED

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53393287

Search Date: 17/09/2025 11:44

Title Reference: 20930203

Date Created: 30/01/1974

Previous Title: 20012008

REGISTERED OWNER

Dealing No: 721756076 13/06/2022

KBHN PTY LTD A.C.N. 608 074 700
TRUSTEE
UNDER INSTRUMENT 721756076

ESTATE AND LAND

Estate in Fee Simple

LOT 232 CROWN PLAN M912
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10075221 (ALLOT 2 SEC 47)
2. LEASE No 717255029 17/05/2016 at 15:42
METAL MANUFACTURES LIMITED A.C.N. 003 762 641
OF THE WHOLE OF THE LAND
TERM: 01/06/2016 TO 31/05/2021 OPTION 5 YEARS
3. CHANGE OF NAME DLNG (COMPANY) No 721115768 22/09/2021 at 15:55
LEASE: 717255029
METAL MANUFACTURES PTY LIMITED A.C.N. 003 762 641
4. AMENDMENT OF LEASE No 721115769 22/09/2021 at 15:55
LEASE: 717255029
TERM: 01/06/2016 TO 31/05/2026 OPTION 5 YEARS

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ EQUIFAX

TITLE DEED

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53393288

Search Date: 17/09/2025 11:44

Title Reference: 21220192

Date Created: 19/08/1983

Previous Title: 20003106

REGISTERED OWNER

Dealing No: 719656583 03/10/2019

KBHN PTY LTD A.C.N. 608 074 700
TRUSTEE
UNDER INSTRUMENT 719656583

ESTATE AND LAND

Estate in Fee Simple

LOT 233 CROWN PLAN M912
Local Government: MACKAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

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METAL MANUFACTURES PTY LIMITED A.C.N. 003 762 641
4. AMENDMENT OF LEASE No 721115769 22/09/2021 at 15:55
LEASE: 717255029
TERM: 01/06/2016 TO 31/05/2026 OPTION 5 YEARS

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ EQUIFAX

EXPRESSION OF INTEREST FORM

Please complete all applicable details and return to:

Greg Lewis & Ian McDonald, Director's
Blacks Real Estate Mackay
Greg's Mobile: 0418 776 855
glewis@blacksrealestate.com.au
Ian's Mobile: 0455 083 383
imcdonald@blacksrealestate.com.au

THIS EXPRESSION OF INTEREST IS SUBMITTED BY:

FULL NAME / COMPANY NAME
ABN / ACN

DIRECTORS / SHAREHOLDERS

REGISTERED FOR GST:
YES / NO

CONTACT PERSON

CONTACT INFORMATION:
MOBILE / EMAIL / ADDRESS

We hereby express our interest in purchasing the Property below:

5-7 RIVER STREET, MACKAY QLD 4740

PURCHASE PROPOSAL

PROPOSED PURCHASE PRICE

PLUS GST IF APPLICABLE

PROPOSED DEPOSIT AMOUNT

STAKEHOLDER

BLACKS REAL ESTATE TRUST ACCOUNT

CONDITIONS REQUIRED:
(FINANCE, BUILDING & PEST)

SETTLEMENT DATE

IF AN INDIVIDUAL/S

ADDRESS

AUSTRALIAN CITIZEN:
YES / NO

IF A CORPORATION

PLACE OF CORPORATION

GUARANTORS

REGISTERED OFFICE

AUSTRALIAN OR FOREIGN
CORPORATION

PROSPECTIVE PURCHASER/S
SOLICITORS DETAILS

FIRM NAME

CONTACT NAME

CONTACT INFORMATION:
PHONE / EMAIL / ADDRESS

NON-BINDING

The Vendor and the Interested Party acknowledge that this is a non-binding Expression of Interest (EOI) and in submitting an EOI, the interested party as prospective purchaser of the Property also fully understands that the Vendor reserves the following rights:

The Vendor is not contractually bound in any way upon receipt of the EOI:

- To consider, prefer, accept or reject any EOI in its absolute discretion including the highest EOI made and without having to attribute reason or to be accountable in any way;
- To consider any EOI subject to any conditions;
- The Vendor is not bound to sell the Property to any interested party until a contract is executed by both the Purchaser and the Vendor;
- To negotiate with and sell the Property to any person, whether before or after the EOI closing date and whether or not that person has submitted an EOI;

- To defer the EOI closing date; and
- To withdraw the Property from sale at any time.

The Interested Party acknowledges that:

It has read the Information Memorandum for the Property, including all disclaimers contained in Section 8 of the Information Memorandum, and accepts all terms and conditions contained therein;

In deciding to submit this EOI, it has made its own enquiries in relation to the Property and has not relied on any material contained in the Information Memorandum or any representation or warranty made by or on behalf of the Vendor; and

It is responsible for meeting its own costs of submitting this EOI and participating in the sale process for the Property.

I/We understand that you will contact me/us to discuss this proposal and that no agreement to purchase will be binding on either the Vendor or Purchaser until documented by way of a formal executed Contract and signed by the parties to be bound.

IF AN INDIVIDUAL/S

DATE

SIGNED

PRINT NAME/S

WITNESS

IF AN CORPORATION

DATE

SIGNED

DIRECTOR

DIRECTOR /
SECRETARY

Special Conditions

Please detail any other proposed conditions on a separate signed and attached page

CONDITIONS

--

--

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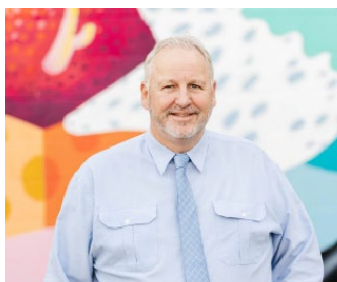
SIGNED

PRINT NAME/S

WITNESS



AGENT PROFILES



Greg Lewis

Director

0418 776 855

glewis@blacksrealestate.com.au



Ian McDonald

Director

0455 083 383

imcdonald@blacksrealestate.com.au

Greg Lewis commenced working at Blacks Real Estate in 1990. Greg became a licensed real estate agent and partner in 1998 and became a licensed Auctioneer in 2000. Over this period of time Greg has sold to and acted for private sellers, companies, mortgagees, receivers and government departments for numerous types of real estate and projects.

Greg has been actively involved in the marketing and auctions for receivers and other sellers and has also worked and acted for Major Banks, Receivers, and the Queensland State Government. Greg is actively involved in the selling of commercial & industrial buildings, and development & englobe land sites.

A Chartered Accountant by profession, Ian has worked for Developers in Southeast Queensland undertaking financing and development delivery on projects from Canberra, Gold Coast, Brisbane through to Magnetic Island. Ian spent several years with the Stockwell Group reporting to Joint Venture Parties and running the financial function of the Development, Leasing and Property Management groups for their Residential Developments and Shopping Centres across Queensland.

Ian returned "home" to be the CFO for one of Mackay's largest Civil Contractors and Property Developer. Looking for a change Ian has teamed up with Greg and the Blacks Real Estate Commercial Team to sell and lease commercial, retail and industrial properties throughout the Mackay Region.



BLACKS REAL ESTATE COMMERCIAL

THERE'S NO BETTER TEAM TO ENSURE YOU GET THE BEST RESULT.

BLACKS REAL ESTATE

Blacks Real Estate has the local knowledge and an experienced team who can provide the service that is required to manage and market all aspects of Real Estate.

Blacks Real Estate is one of Queensland's oldest established Real Estate agencies, built on continued commitment, professionalism, honesty and integrity with a predominant position in the local market. At Blacks Real Estate we provide quality service and advice.

Blacks Real Estate (originally known as Henry L Black & Co.) was established in 1881 by Henry Black (Great Grandfather of Ian Black) at the premises of 75 Victoria Street, Mackay.

Blacks Real Estate is committed to a service which exceeds our client's expectations. We will be there for you until the day you settle and beyond. You can be confident that when you need help or advice, or need to discuss your property, we are just a phone call away.



DISCLAIMER

*means approximately

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