

FOR SALE

5 HERCULES STREET, HAMILTON

Own or Develop in Northshore Brisbane

Exclusively marketed by

BLUE
COMMERCIAL

Executive Summary

An exceptional investment opportunity on the doorstep of Portside Wharf with options to develop, hold or occupy.

Property Address	5 Hercules Street, Hamilton		
RDP	Lot 1 on SP231749		
Land Size	1,382 sqm*		
Building Size	892 sqm*		
Zoning	Mixed Use High Density Zone		
Planning Scheme	Northshore Hamilton Urban Development Area		
Easements	Emt A on RP201549 (601401144)	Burdening the land	Access and services (existing sewerage pipes and rainwater downpipe associated with Lot 645 on SL2184)
	Emt Z on SP274611 (712867368)	Burdening the land	Access
Existing Use	The land is currently improved by a single storey commercial building.		
Rental Income	\$61,800.00 per annum plus outgoings plus GST		
Sale Method	Expressions of Interest closing 15 th of April 2025 at 3pm AEST		

The Opportunity

Blue Commercial are pleased to offer to the market, an Approved, 18-19 storey residential-led mixed use development, comprising non-residential at ground level and residential uses in the tower above.

The existing building is a single story commercial character building partly occupied by Paws & Relax Doggy Day Care. The character building offers great frontage onto Hercules and Main Street and there's a balance space which can be refurbished to occupy or lease out.

The property is offered via Expressions of Interest close 15th of April 2025 at 3pm (AEST). For further information or to arrange an inspection, please contact the exclusive agent below.

Herman Hunt

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5 HERCULES STREET, HAMILTON





Join Northshore Brisbane: Brisbane's connected, sustainable and welcoming riverfront precinct.





Location Overview

The site is located in the Northshore Hamilton Priority Development Area, within a developing residential-led mixed use area.

5 Hercules Street, Hamilton located approximately 6.3 kilometres northeast of Brisbane's Central Business District and is located within proximity of Kingsford Smith Drive (a major arterial road), which provide connections to the City Centre, Brisbane Airport, and Gateway.

Strategically positioned at the entry of Portside Wharf Retail precinct which offers riverside dining and entertainment destination including Byblos, Dendy Cinema, IGA, Rise Bakery as well as multiple quality and well-established retailers. Consequently, the site presents an exciting opportunity for a developer to deliver a building that has potential extraordinary views.

Points of Interest

	Portside Wharf	230m
	Eat Street	1.5km
	Brisbane CBD	15 mins
	Brisbane Airport	10 mins

SUBJECT PROPERTY





This is an unmissable opportunity to partner with the Queensland Government on Northshore Brisbane's multi-billion-dollar transformation into the city's epicentre for innovation and economic growth.

At the crest of a new wave of Brisbane culture, Northshore Brisbane is setting the scene for the future of creative arts, entertainment and leisure in the city. Northshore Brisbane is a creative leader, curating and attracting world-class events, artists and experiences.



\$12 Billion

Invested into Queensland's largest waterfront urban renewal development



14,000 Homes

Providing diverse housing options



25,000 Employees

Will work across the precinct.



2.5 Kilometres

Of prime Brisbane riverfront reclaimed for public use.

*Information sourced from Northshore Brisbane





Existing DA Approval for a 9,927 sqm
high-density mixed-use development

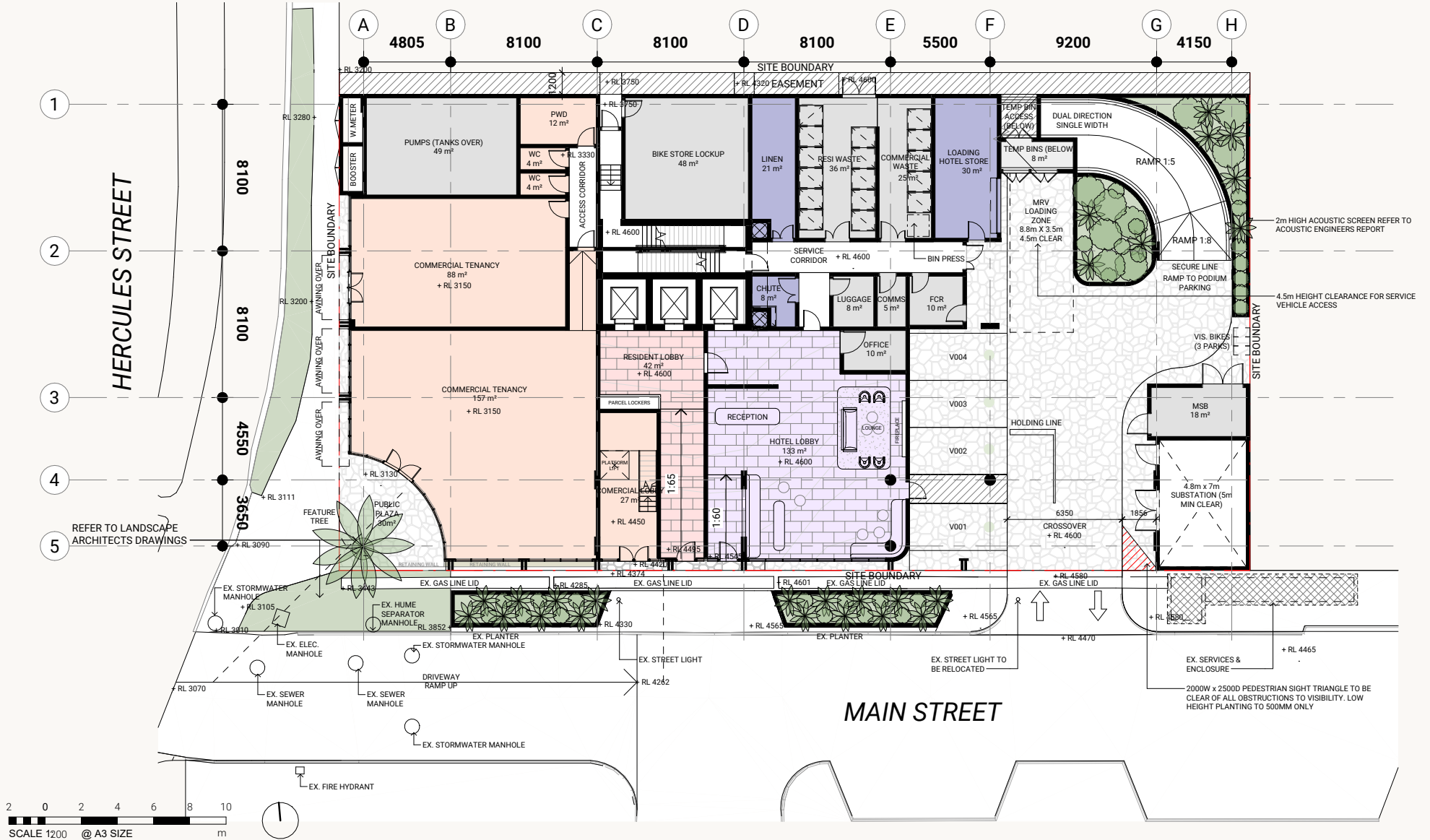
Development Features

- + 130 Short-term Accommodation units
107 Rooming Accomodation units
- + 576sqm of retail and commercial space, activating Hercules Street and Main Street
- + Communal open spaces within the podium and rooftop
- + Situated within Economic Development Queensland (EDQ), a dynamic planning authority focused on creating vibrant, liveable communities.
- + Positioned to benefit from potential infrastructure improvements linked to the proposed Olympic Village, enhancing long-term value and appeal.

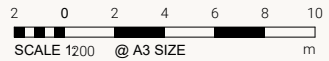
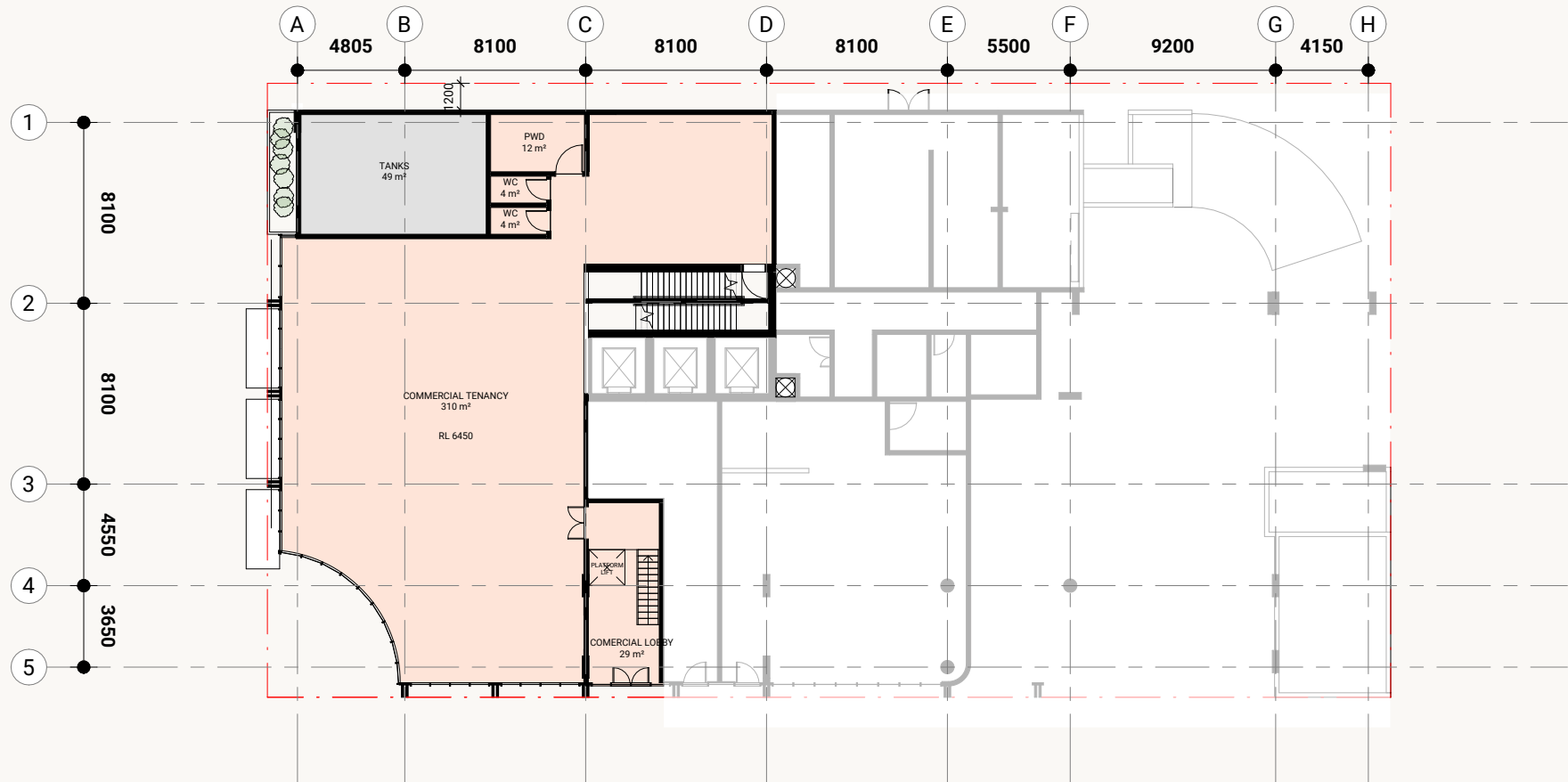


DA100
FLOOR PLAN - GROUND LEVEL

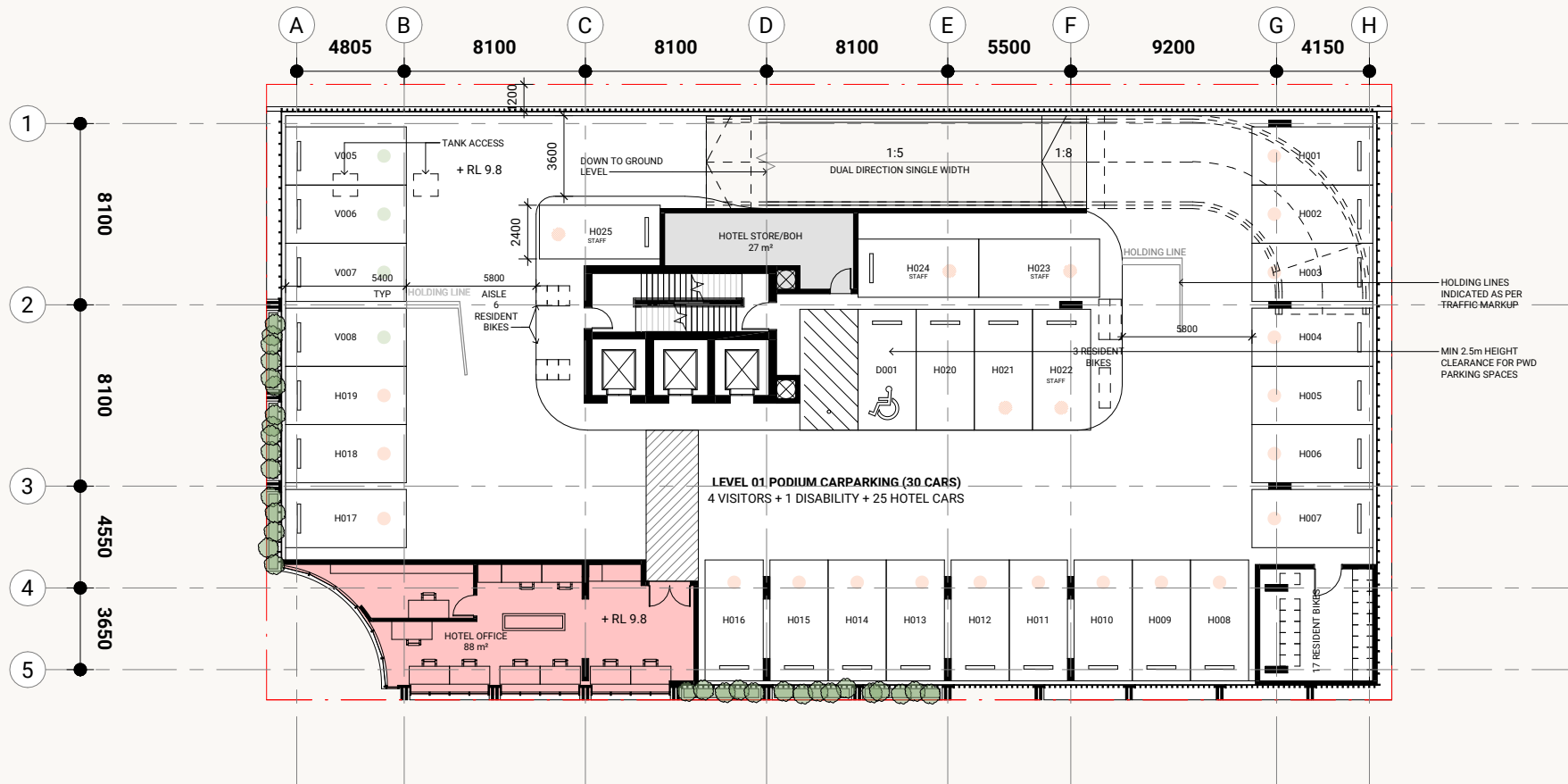
9 HERCULES ST
EXISTING 2 STOREY WAREHOUSE



DA100.5
FLOOR PLAN - MEZZANINE



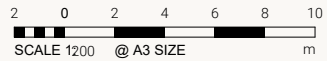
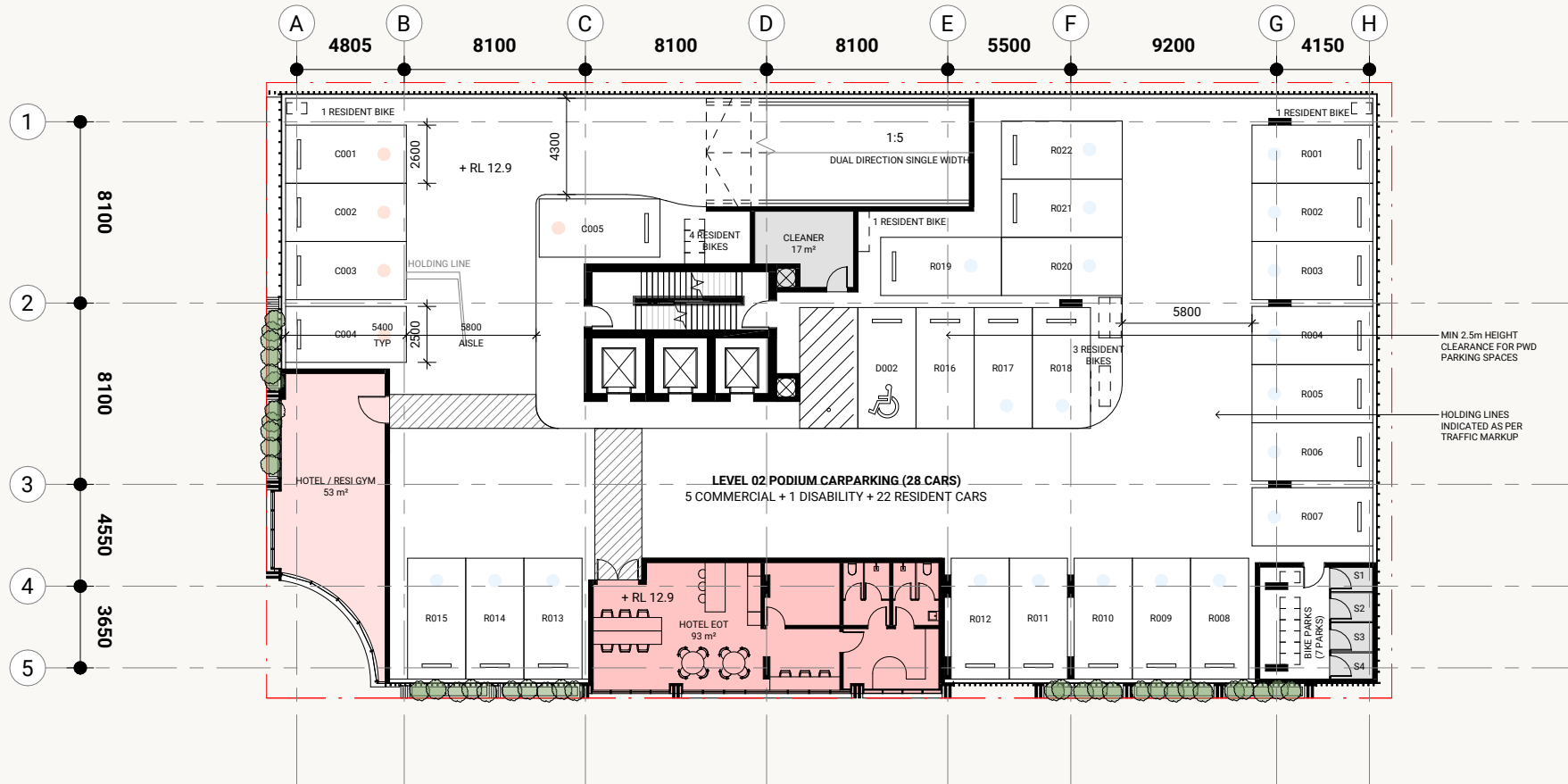
DA101
 FLOOR PLAN - LEVEL 01 - PODIUM CARPARKING



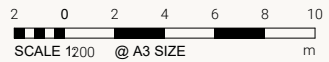
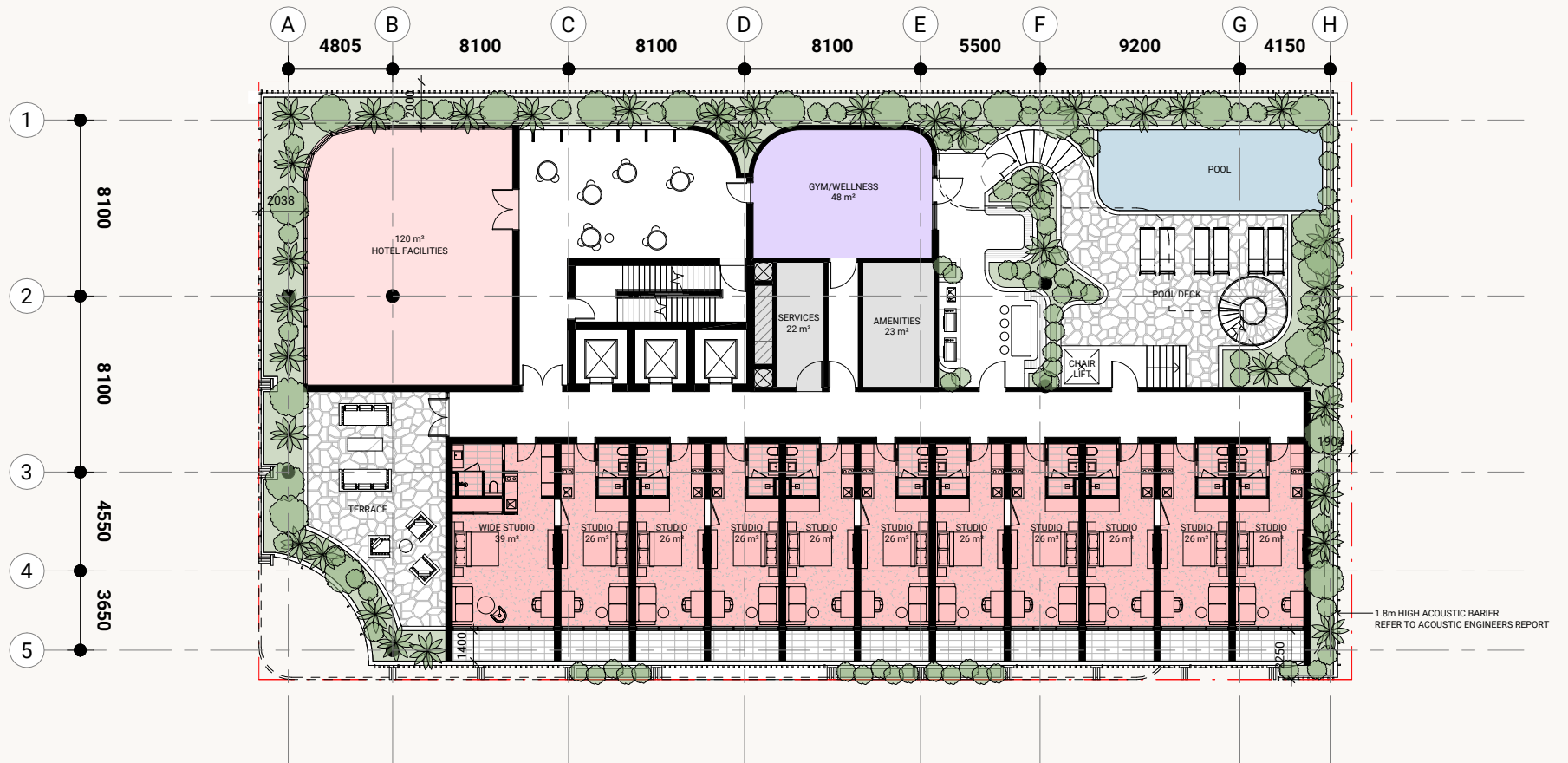
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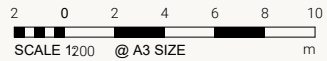
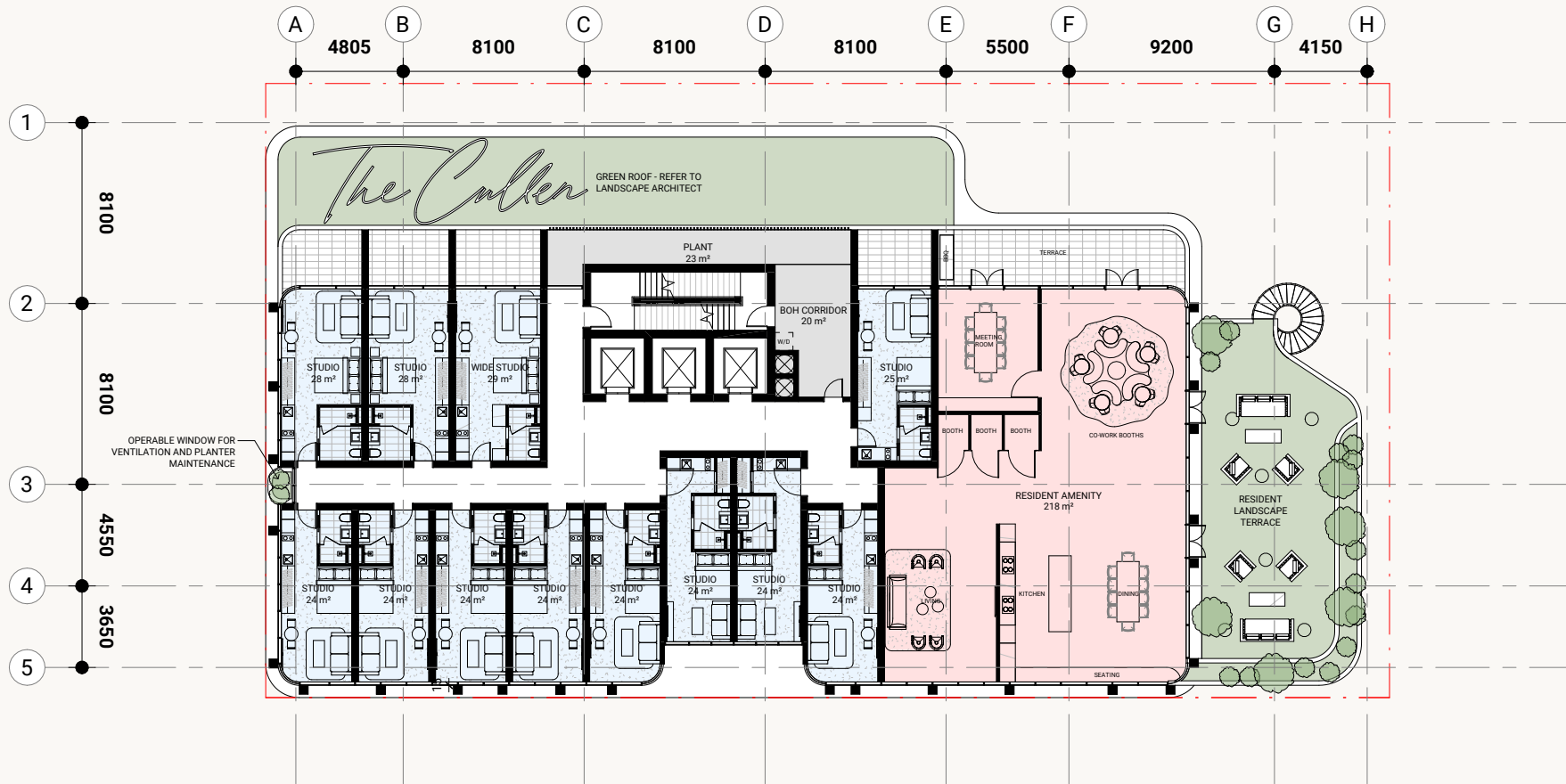
DA102
FLOOR PLAN - LEVEL 02 - PODIUM CARPARKING



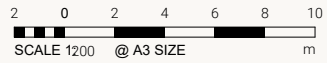
DA103
FLOOR PLAN - LEVEL 03 - RECREATION TERRACE



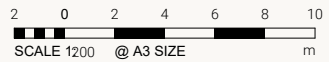
DA104
FLOOR PLAN - LEVEL 04 - CO-LIVE + UPPER RECREATION TERRACE



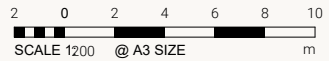
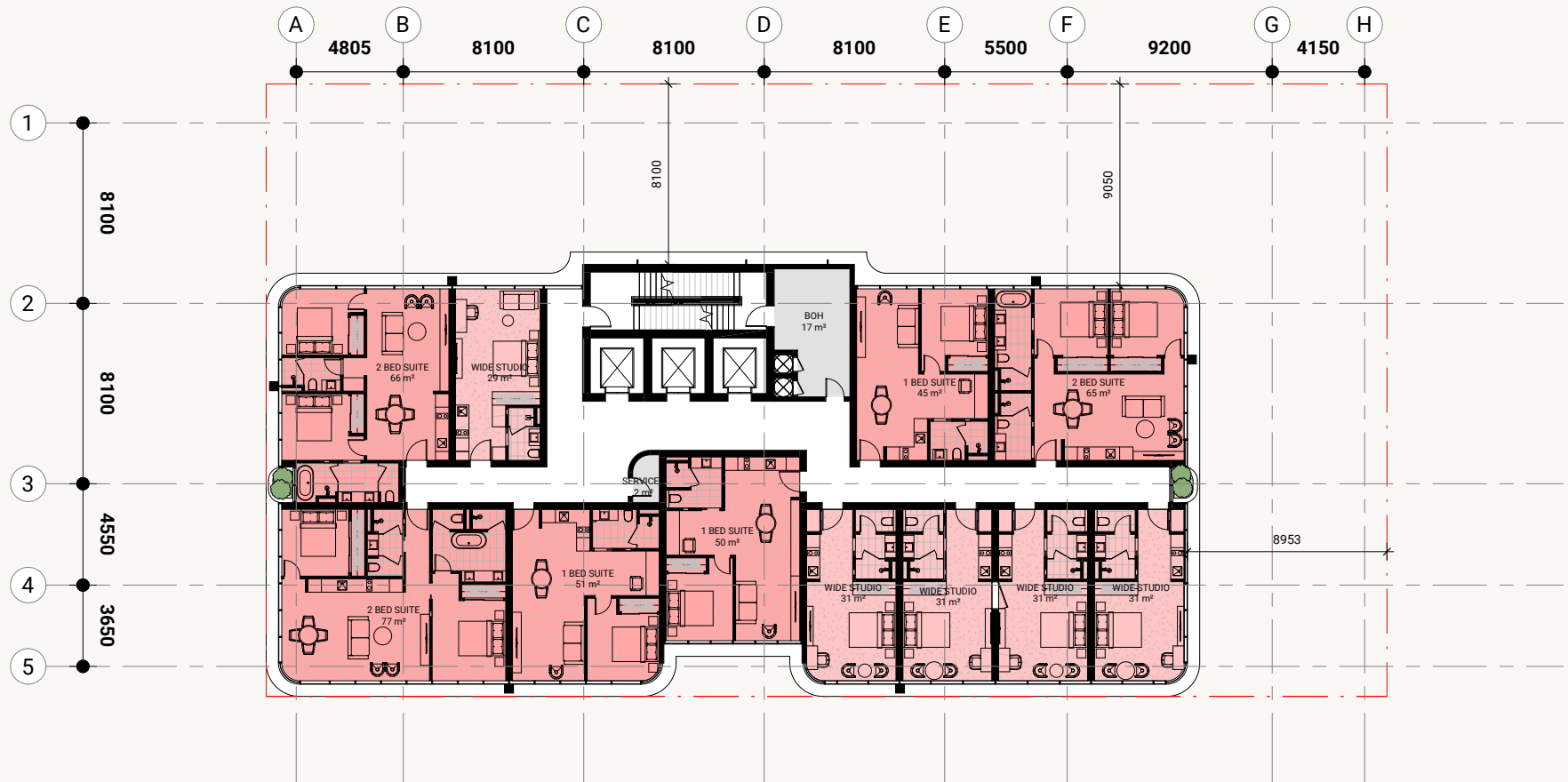
DA105
FLOOR PLAN - LEVEL 05-09 - CO-LIVE TYPICAL



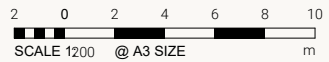
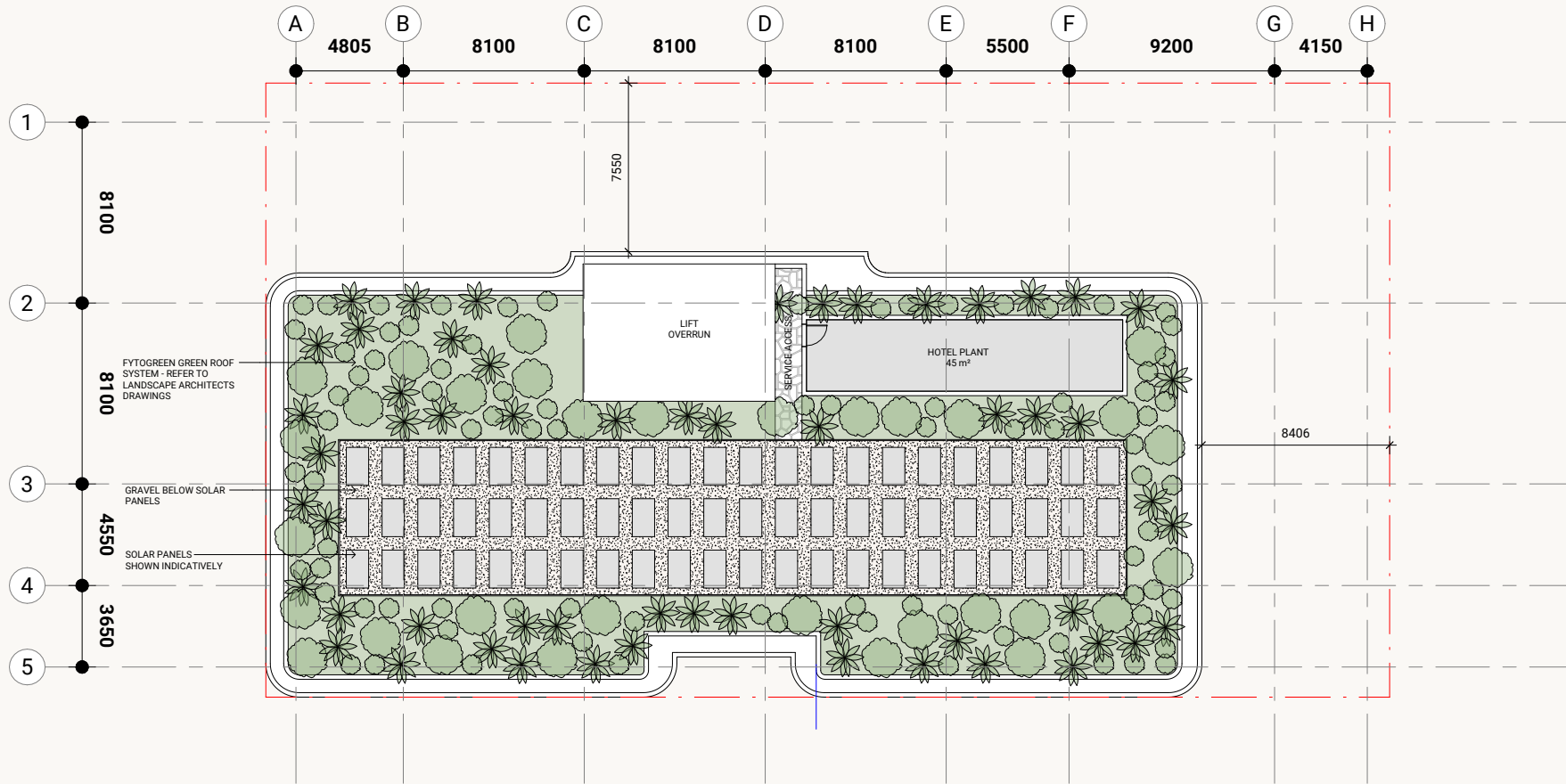
DA110
FLOOR PLAN - LEVEL 10-15 - HOTEL TYPICAL



DA116
FLOOR PLAN - LEVEL 16 - HOTEL SUITES



DA117
FLOOR PLAN - ROOF



For further information please contact the
exclusive agent below.

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