



Immaculate Specialist Medical Freehold Investment Next to

Sold
 Contact Agent
 Sold: Wed 29-Sep-21

Medical/Consulting • Offices • Retail

Specialist Medical Facility, 1156 Padman Drive, Albury, NSW 2640

Floor Area:

510 m²

Land Area:

1829.00 m² (approx)



Property Description

- **New 5+5+5 year lease**
- **Favourable net lease terms**
- **Fixed 3% rent increases**

Brand new 5+5+5 year lease to 2036.
Important medical facility occupied by a strategic network of cardiac, orthopaedic, plastic and reconstructive surgeons.
Highly sought-after, set-and-forget medical investment.
Landlord-favourable net lease terms with tenant responsible for Council Rates, Water Rates, Insurance and Land Tax.
Strong and certain rental growth with compounding, annual 3% rent increases.
Immaculately presented, 510sqm modern medical facility including specialist consulting and minor procedure rooms.
Strategically located in key medical precinct adjoining Albury Wodonga Private Hospital (Ramsay Health) and nearby Albury Day Surgery, Dorevitch Pathology and Urologist.
Albury/Wodonga: booming 100,435 population with 18.5% median house price growth since 2019.
Estimated Net Income: \$193,800pa + GST.

For Sale by Investment Portfolio Auction
11am (AEST) Tuesday 28 September 2021

Contact Agents

Burgess Rawson
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Beau Coulter 0413 839 898
Rhys Parker 0451 101 042
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LJ Colquhoun Dixon
Andrew Dixon 0417 516 531

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

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- Albury**
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