



Burgess Rawson

Multi Site Medical Provider Tenanted Investment - Stamp ...

Sold
\$1,000,000
Sold: Fri 30-Jul-21

Offices • Medical/Consulting

1/43 Comrie Street, Wanniasa, ACT 2903

Floor Area:

104 m²

Land Area:

1080.00 m² (approx)



Property Description

- Long Term Occupant
- Leading Medical Provider
- Multiple Site Provider

Auction Location: Yallumundi Rooms, Sydney Opera House, Sydney NSW 2000.

SOLD PRIOR TO AUCTION

Burgess Rawson are delighted to exclusively offer for Sale by Auction this exceptional essential service medical provider tenanted investment to Brindabella Hearing and Speech Centre on a strong 5 year lease.

Brindabella Hearing and Speech is the leading Hearing & Speech service provider in the Nations Capital with this centre servicing the Tuggeranong Valley, a population of 85,154 people.

Located in Wanniasa, one of Canberra's most populated suburbs, the sought after retail space and the high flow traffic leave little to no vacancies in the precinct. Wanniasa is easily accessed, approximately 5 minutes drive from Tuggeranong Town Centre, 10 minutes drive from Woden Town Centre and approximately 20 minutes drive from Canberra's CBD.

Investment Highlights

- Situated Within Canberra's Premium Nationally Tenanted Precinct.
- Sought After Location with Little to No Vacancies.
- Attractive 4 % Rent Increases
- Canberra's Largest Hearing and Speech Centre
- No Stamp Duty Payable.
- Net Income of \$47,225.10 pa + GST

Lease Summary

- Lessee: Indigo Summit Pty Ltd
- Lease Term: 5 Years
- Lease commencement: 1st September 2020...

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Additional Details

Building
Partial

Tenure Type
Tenanted
Investment

Car Spaces
3

Parking Comments
3 x On Site
Underground Car
Parks



James Baker
0421863040

Guy Randell
0430272999



Michael Vanstone
0403 580 528

Burgess Rawson Canberra Commercial - Dickson
G03/19 Challis Street, Dickson ACT 2602

Burgess Rawson - Sydney
Level 18, 15 Castlereagh Street,
Sydney NSW 2000