

**16A Canning Street, Bega, NSW 2550**



**House For Sale**

Wednesday, 12 June 2024

16A Canning Street, Bega, NSW 2550

**Bathrooms: 6**

**Parkings: 20**

**Area: 1450 m2**

**Type: House**



Stuart Cook  
0418525192

## **Expression of Interest - closing date 12 July 2024**

Expression of Interest – Closing date 12th July 2024 (unless sold prior). Commercial investment opportunities rarely get better than this! Located in the centre of Bega, this solid building is in good condition throughout and offers investors an opportunity to secure a great lease and return. Currently leased by South East Radiology, a long standing tenant, with a lease term of 10 years + 5 year option (commenced Jan 2024). Key points;- Lease commenced January 2024 - Lease term = 10yr + 5yr option- Rent income \$205,000pa +GST - Outgoings; the tenant pays the first \$8,000 of annual outgoings- Outgoings include; o Local council rates o Water sewage and drainage cost o Land Tax o Public Liability Insurance- Rent Reviews; Annually CPI adjusted o Each anniversary of the commencement date (Jan 1st 2024) for the initial term (10 years)- Solid Building in good condition- 20 car parks (proposed boundaries) For more information or to arrange an inspection, call Stuart Cook from LJ Hooker on 0418 525 192.