



## Ballina, Suite 1/130 Tamar Street

### Ideal Superfund Investment

What a fantastic opportunity to acquire this blue-chip medical investment property in Ballina's CBD. This property boasts a brand-new 3-year lease with options extending to 2045, to long-term business Compounding Chemist. Modern 194m2 suite with an extensive tenant fit-out, this gem is in a boutique complex of 3, strategically positioned in Ballina's professional and medical hub - Tamar Street.

- Net Annual Rent: \$76,298 + GST
- Rent Increases: Annually tied to Sydney CPI with Market Review at Options
- The tenant pays Council rates and charges and body corporate admin levies
- 4 car parks on title plus shared parking
- Depreciation benefits

Don't miss out on this exceptional, hassle-free investment opportunity to enhance your portfolio.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

#### For Sale

\$1,200,000 - \$1,300,000

#### Building Area

194sqm

#### Contact

**Dean Shay**

0404 442 696

[deanshay@ljhooker.com.au](mailto:deanshay@ljhooker.com.au)

**LJ Hooker Ballina**  
(02) 6686 2711



## More About this Property

<b>Property ID</b>	1X7AF5A
<b>Property Type</b>	Medical/Consulting
<b>Building Area</b>	194 m <sup>2</sup>

**Dean Shay 0404 442 696**

Sales & Leasing Manager | [deanshay@ljhooker.com.au](mailto:deanshay@ljhooker.com.au)

**LJ Hooker Ballina (02) 6686 2711**

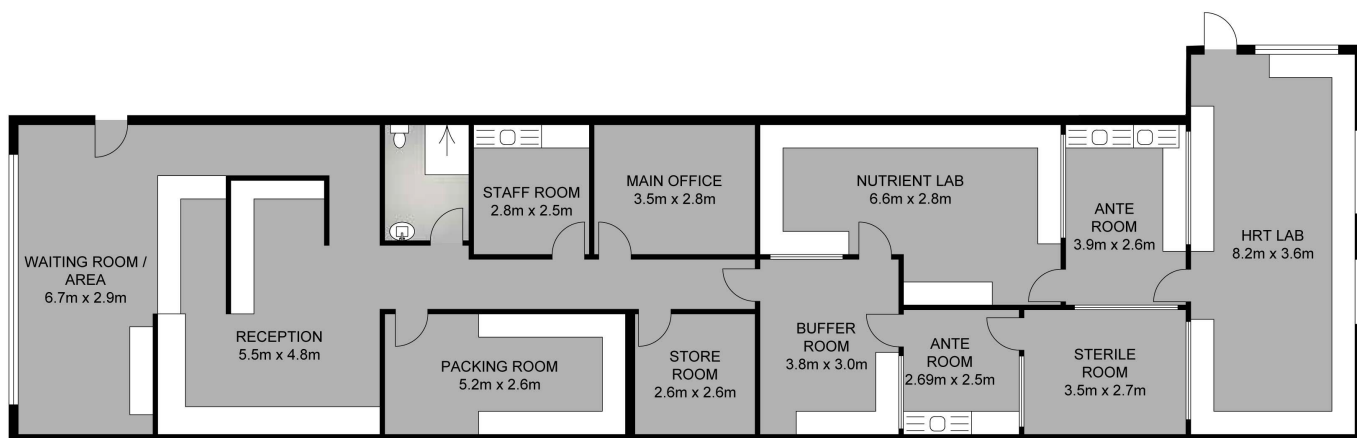
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Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable.  
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INT : 194m<sup>2</sup>



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