



Suite 18/641 Stuart Highway, Berrimah

Leased investment —well appointed 192sqm office

Berrimah Business Centre is prominently located on the Stuart Highway in Berrimah Business Park.

The Darwin CBD is only 8 radial kilometres away, Casuarina less than 7 radial kilometres and Palmerston only 8 radial kilometres away. There is also excellent access to East Arm Port via Berrimah Road. "Berrimah Business Centre" has direct frontage to the Stuart Highway. All units include car parking directly in front, making it convenient for both staff and customers.

Unit 18 is positioned one tenancy back from the front of the complex and features an excellent internal fit-out, with 114sqm on the ground floor made up of a reception/waiting area, four separate offices, an open plan area, kitchen area and toilet. Upstairs is an open plan air-conditioned area of 78sqm including one separate office. There are five car parks assigned to the unit.

For sale as a going concern, leased to national workplace health company, Altius Group on a 3-year Lease with a 3-year option at \$57,746 plus outgoings and GST per annum, which reflects a 7.4% nett return.

FOR SALE
\$780,000

BUILDING AREA
192sqm

AGENTS

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AGENCY

North NT
(08) 8924 0977

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.

 **LJ Hooker Commercial**

For more information, please contact Ryan Doyle 0405 192 389 or Lee Doyle 0403 348 243 at LJ Hooker Commercial North.

MORE DETAILS

Property ID	WDTGWU
Property Type	Medical/Consulting Offices
Building Area	192 m2
Outgoings	\$6,317.00
Parking	5

Ryan Doyle 0405 192 389

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