



## Bega, 16A Canning Street

10+5YR LEASE, 8% NET RETURN

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.

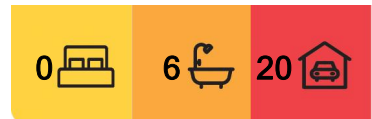
Currently leased by South East Radiology, a long standing tenant, with a lease term of 10 years + 5 year option (commenced Jan 2024).

Key points;

- 8% net return at \$2,500,000
- Lease commenced January 2024
- Lease term- 10yr + 5yr option
- Current rent income \$211,000pa +GST
- Rent Reviews; Annually CPI adjusted



**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**  
\$2,500,000

**View**  
[ljhooker.com.au/NCFFGN](http://ljhooker.com.au/NCFFGN)

**Contact**  
**Stuart Cook**  
0418 525 192  
[scook@ljhbega.com.au](mailto:scook@ljhbega.com.au)

**LJ Hooker Bega**  
(02) 6492 4300



o Each anniversary of the commencement date (Jan 1st 2024) for the initial term (10 years)

- Outgoings; the owner pays the first \$9,365 of annual outgoings
- Outgoings include;
  - o Local council rates
  - o Water sewage and drainage cost
  - o Land Tax
  - o Public Liability Insurance
- Solid Building in good condition
- 20 car parks (proposed boundaries)

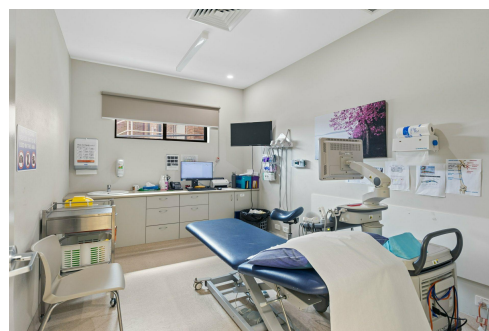
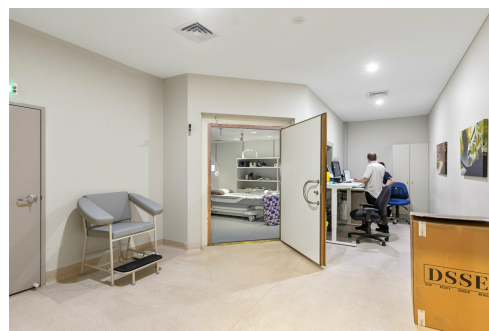
For more information or to arrange an inspection, call Stuart Cook from LJ Hooker on 0418 525 192

## More About this Property

<b>Property ID</b>	NCFFGN
<b>Property Type</b>	House
<b>Land Area</b>	1450 m2

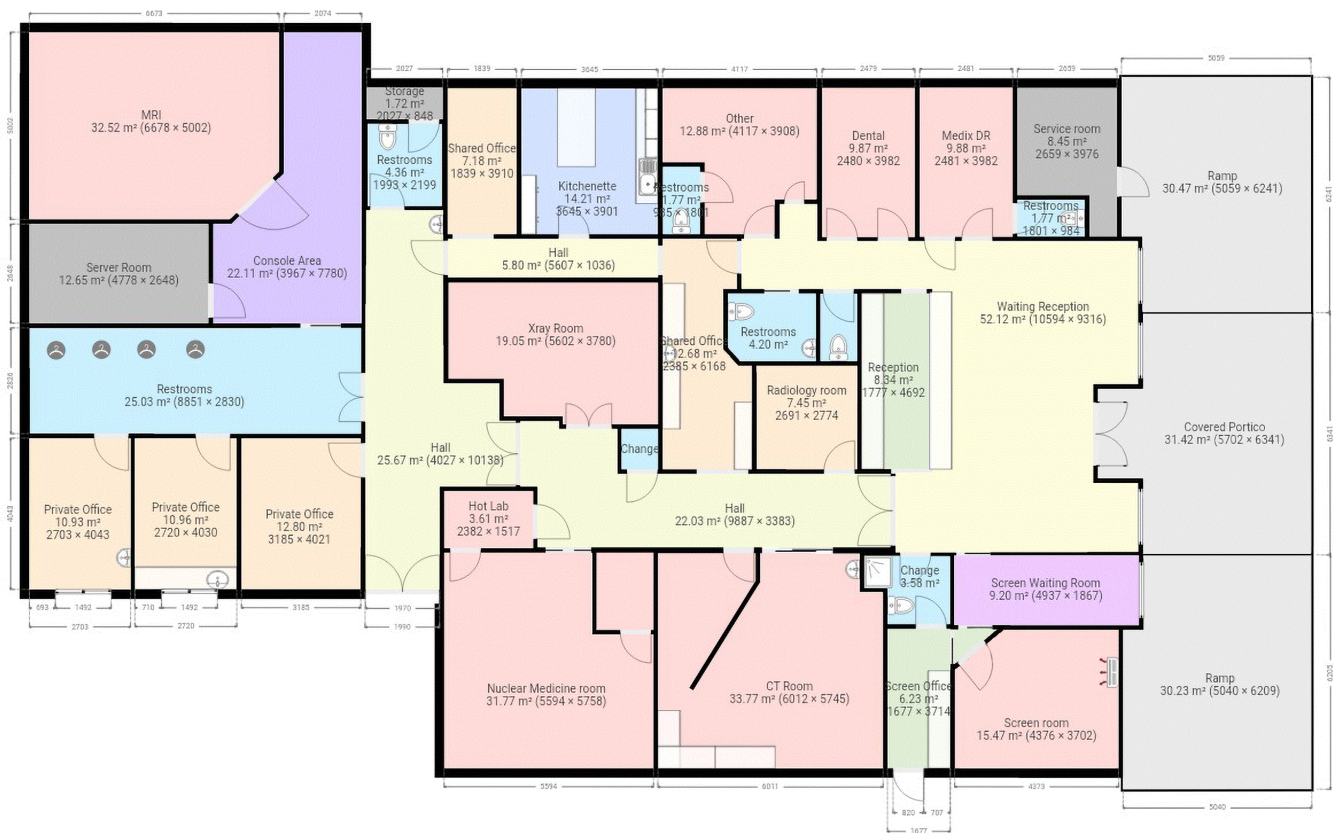
**Stuart Cook 0418 525 192**  
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This plan is intended for marketing purposes only. All dimensions are approximate.

14-16 CANNING STREET BEGA