







83 Bega Street, Bega

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Secure Community Services Investment | $39,000 p.a. Net

An outstanding opportunity to secure a quality commercial investment in Bega, leased to an established community transport provider under a recently commenced long-term lease.

Commencing in December 2025, the lease is structured as 3 x 3 x 3 years, providing a potential nine-year tenancy period, subject to the exercise of options.

The property currently returns $39,000 per annum net, with annual CPI rental increases providing built-in rental growth throughout the tenancy.

Adding further appeal, all property outgoings are paid by the tenant, providing a straightforward net investment with minimal ongoing landlord expenses.

Investment Highlights:

- $39,000 p.a. net rental
- Lease commenced December 2025
- 3 x 3 x 3 year lease structure
- Annual CPI rental increases

FOR SALE
$625,000

VIEW
By Appointment

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- All outgoings paid by tenant
- Established community transport provider
- Long-term income security
- Prominent Bega Street location
- Low landlord outgoings

For investors seeking secure income, contractual rental growth and a long-term lease, 83 Bega Street presents an attractive opportunity to add a tightly held Bega commercial asset to their portfolio.

Contact LJ Hooker Bega on 6492 4300 for further information or to arrange an inspection.

MORE DETAILS

Property ID	PAPFGN
Property Type	House







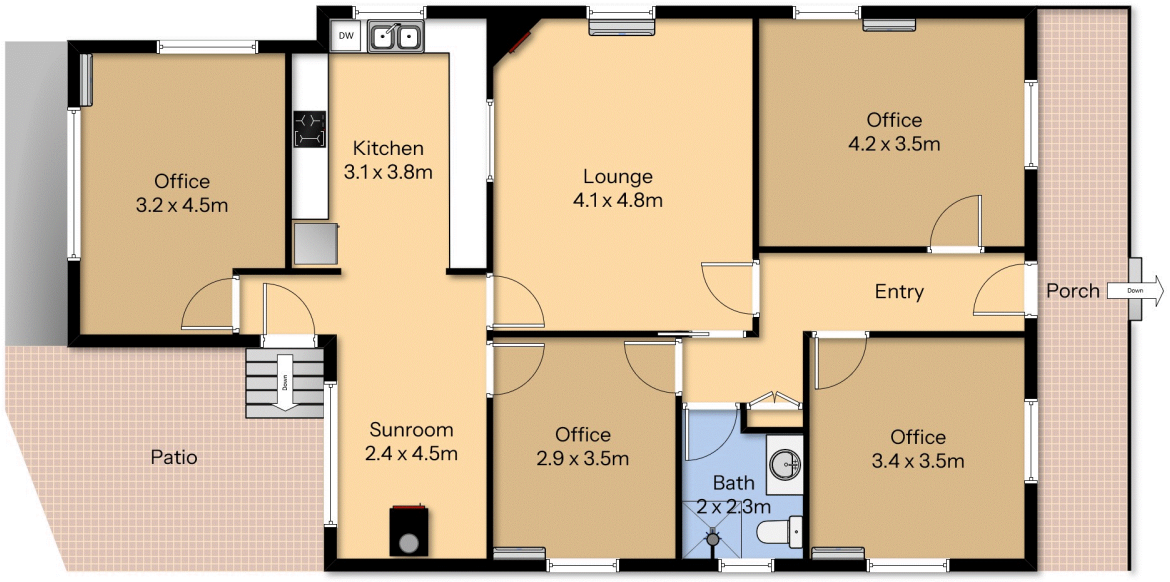




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Scale is indicative, measurements are approximate and should be used as a guide only. This plan is for marketing purposes only and should not be relied upon for valuation, construction, or renovation.

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Bega

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