

For sale by Expressions of Interest closing 31 August 2017

AAA Investment - 9 Year WALE

2 Gordons Hill Road, Rosny Park, Tasmania



Outline indicative only



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- 100% occupied by the Commonwealth (Centrelink & Medicare)
- WALE of 9 years (as at 1 August 2017)
- Estimated Net Income of \$289,401 pa + GST with fixed increases of at least 3% pa
- Rental determined by an independent Valuer at lease commencement, 1 August 2016, hence the rental is within market parameters
- Modern "A" grade commercial building with an NLA of 885sqm
- Recently re-painted and re-carpeted
- High profile location within the popular commercial precinct servicing Hobart's Eastern Shore and South Eastern Tasmania
- According to the Property Council of Australia (PCA) Property Market Confidence Survey June 2016, Tasmania has the most confident property market in Australia

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