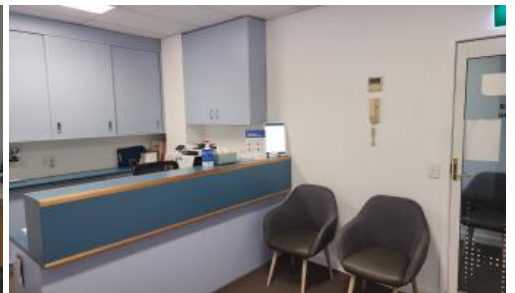




Unit 5, 166 John St, Maryborough



## Great Investment - National Tenant

Situated in the St Stephens Medical Centre, this suite has a national tenant in place

New lease commenced 10 September 2024 for 2 years with a further 2 year option with annual CPI increases

Showing a very healthy return, this is definitely one to add to your investment portfolio

Current income \$22,285 per annum plus tenant pays 100% outgoings

Well maintained building with allied health practitioners in adjacent suites

52 sqm NLA

|               |            |
|---------------|------------|
| Price         | SOLD       |
| Property Type | Commercial |
| Property ID   | 226        |
| Office Area   | 52 m2      |

### Agent Details

Heather Locks - 0419 710 359

### Office Details

twenty20 Realty  
SHOP 1 373 Kent St Maryborough,  
QLD, 4650 Australia  
(07) 4191 6800

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

