

# AMBER WERCHON

PROPERTY · PEOPLE



## MAROOCHYDORE

- \* Why not take advantage of the owner of this property retiring?
- \* 2 years into a solid 10 year lease with 5x5 options
- \* Secure and established medical tenant and specialists
- \* Returning \$153,032 pa with 5% annual increases each March
- \* 391sqm of floor space, constructed in 1995 and held since 1997
- \* 20 allocated carparks on title, including ambulance parking
- \* 3 entrances and receptions, currently two subleases in place
- \* First year into 5 + 5 year sublease to QML pathology
- \* Tenants have director's guarantees in place, a solid investment

<b>Type</b>	: Offices
<b>Price</b>	: SOLD
<b>Building Size</b>	: 391 sqm
<b>View</b>	: <a href="https://www.amberwerchon.com.au/408387">https://www.amberwerchon.com.au/408387</a>



**Amber Werchon**  
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