

Raine&Horne. Commercial

MACQUARIE
9 Lawry Place

394 sqm

6 

Single Titled Medical Investment with Brand New 3+3 year
NET Lease

Sold

Raine & Horne Commercial Canberra are pleased to offer 9 Lawry Place, Macquarie ACT for sale by EOI, providing a fantastic opportunity to purchase a separately titled building with a brand-new NET lease in place to a government-funded medical operator.


PROPERTY LOCATION:


Macquarie is a well-established suburb of the ACT located approx. 8 kilometres from Canberra CBD and approx. 1.5km to Belconnen Town Centre. 9 Lawry Place is located a short stroll from Canberra High School, Belconnen Tennis Club, Big Splash Water Park, Canberra Southern Cross Club Jamison, Anytime Fitness, Aranda District Playing Fields and the popular Jamison Plaza Shopping Centre, which is anchored by Coles and Aldi, and home to a number of specialty shops, financial institutions and professional offices such as Australia Post, Zambrero, Coffee Guru, Commonwealth Bank, Westpac, Bendigo Bank, Tabcorp, Donut King, Ricardo's Cafe, Bentleys Hair of Canberra, Hot Lantern Chinese, Macdonalds Children's and School Wear, La Shabbie and Jamison Flowers.

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| Property ID | L30338139 |
| Property Type | Medical/Consulting |
| Building / Floor Area | 394 |
| Car Spaces | 6 |

AGENT

Mark Nicholls

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PROPERTY DESCRIPTION:

The property is a approx. 394sqm, single-level and separately titled commercial building benefitting from approx. 17m of frontage to both Lawry Place to the front and Wiseman Street to the rear. The property sits on a 588sqm rectangular-shaped block comprising 6 on-grade carparks accessed from the rear and ample street parking to the front.

The premises boasts a versatile fitout which is currently used as a medical facility comprising a light and airy reception / waiting area including a children's play area with a large staff office situated directly behind, 11 separate consultancy rooms currently used for consulting, procedure and pathology, all with glazing to the front bringing in plenty of natural light whilst retaining privacy for patients, a large staff kitchen/lunch room plus additional storage areas with lockers, 2 staff toilets and DDA complaint patient toilet. The fitout largely comprises grid ceiling with ducted air conditioning and heating with a mixture of carpet tiles and medical-grade flooring. The property also benefits from solar on the roof.

LEASE PROFILE:

- Tenant: Yerrabi Yurwang Child & Family Aboriginal Corporation
- Commencement: 1 June 2024
- Expiry: 31 May 2027 (3 year initial term)
- Options: 3 years (expiring 31 May 2030)
- Commencing Rent: \$140,000pa GST
- Rent Review Structure: 4% annual increases with market rent review at option
- Outgoings: Tenant's pays 100% (Net Lease)
- Security: Bank guarantee of 3 months' rent +GST

TENANT PROFILE:

Yerrabi Yurwang Child & Family Aboriginal Corporation is a Government and Medicare-funded AMS (Aboriginal and Torres Strait Islander Medical Service) offering GP services as well as child, youth, family and healthy living programs, funded principally to provide services to First Nations peoples. Yerrabi Yurwang Child & Family Aboriginal Corporation delivers holistic, comprehensive, and culturally appropriate healthcare to the community whilst providing advice on matters relating to improving the health and social and emotional wellbeing of the Aboriginal and/or Torres Strait Islander community in the region.

KEY FEATURES:

- Well located within Jamison Group Centre, Macquarie ACT
- Approx. 8km from Canberra CBD & 1.5km from Belconnen Town Centre
- Single Titled Property of approx. 394sqm with solar on the roof

- 588sqm block with 6 on-grade carparks and 17m frontage
- Versatile fitout currently used as a medical facility
- Brand new 33 year NET lease in place to Yerrabi Yurwang Child & Family Aboriginal Corporation
- Passing net income of \$140,000pa +GST with 4% annual increases

FURTHER INFORMATION:

9 Lawry Place, Macquarie ACT for sale by Expression of Interest closing Wednesday 23rd October 2024.

For more information or to schedule an inspection reach out to the exclusive agents at Raine & Horne Commercial Canberra.