



PORT AUGUSTA
16 Young Street

149 sqm

EXCEPTIONAL INVESTMENT: QUALITY FULLY LEASED MEDICAL CENTRE IN PREMIER SA REGIONAL HUB

Sold

FOR SALE BY EXPRESSION OF INTEREST CLOSING 4PM MONDAY 17TH JUNE 2024 (UNLESS SOLD PRIOR)

The property comprises medical facility currently fully leased with a net passing rental of approximately \$40,838.44 plus GST. The lessee pays outgoings of approximately \$5652 per annum which includes Council Rates SA Water Rates, Emergency Services Levy and Building Insurance.

The current lease expires 30 November 2024 with 4 further rights of renewal each of 2 years. The lessee has agreed to take up their renewal meaning the current term will expire 30th November 2026 (with three remaining options each of two years though to 2032)

The property comprises reception/waiting area, 6 main rooms, comms/filing room, separate male and female amenities, staff room with kitchen. Parking is provided at the front of the property.

Property ID	L27953684
Property Type	Medical/Consulting
Building / Floor Area	149
Land Area	405.0 sqm

AGENT

David Ente

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The property is within the Port Augusta City Council Suburban Activity Centre Zone.

Port Augusta is located 310 km north of Adelaide. It is known as the Crossroads because the Stuart Highway to the north heads to Alice Springs and Darwin. The Eyre Highway to the west heads to the Nullarbor and the Eyre Peninsula and the Princes Highway to the south heads to Adelaide. It is renowned as the gateway to the Australian outback and shadowed by the renowned Flinders Ranges. The town is a thriving central commerce area with RFDS base, many tourism and agricultural amenities and a solid population base.

Please enquire through this web site and you will automatically receive the Information Memorandum and Lease details.

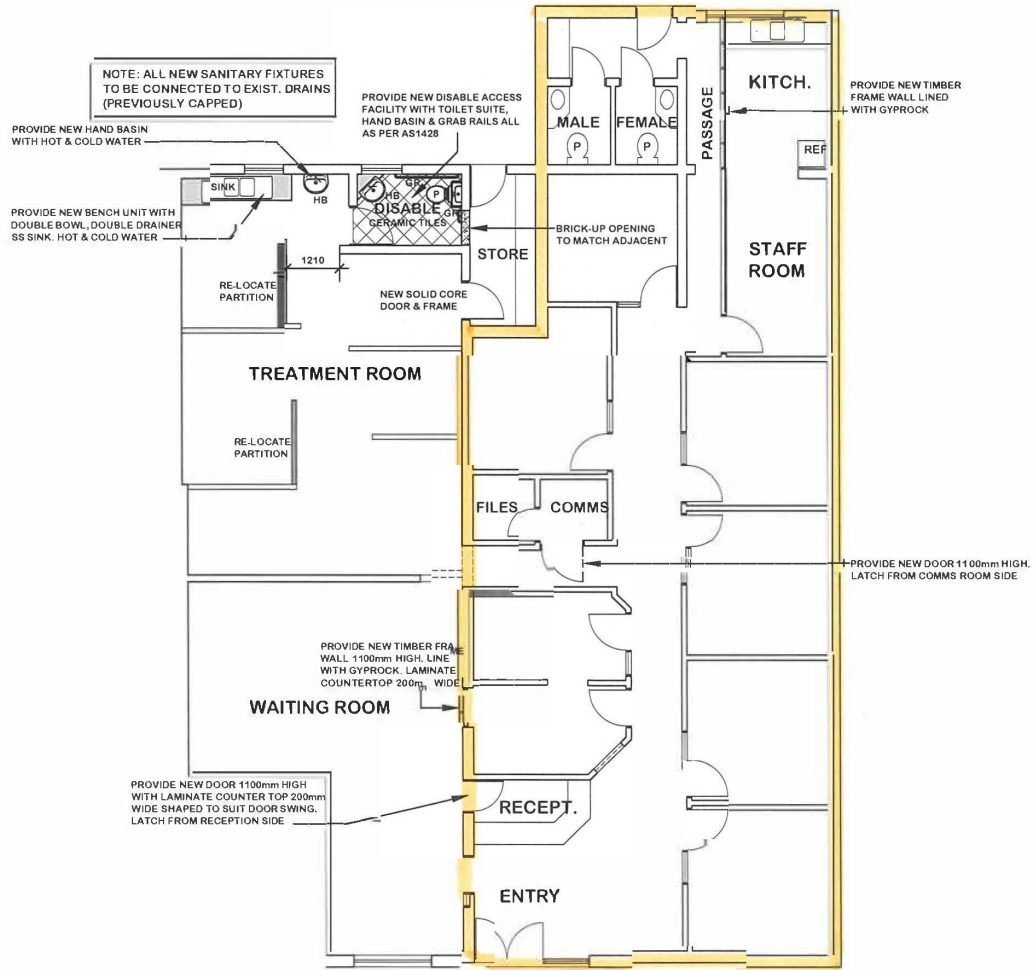
This property represents a fantastic opportunity to acquire exceptional commercial property at an affordable entry price.

AGENT IN CONJUNCTION

Raine & Horne Pt Augusta

Greg Kipling 0419 708 164 – Shop 1 – 6 Church Street

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**FLOOR PLAN
1:100**