



WAGGA WAGGA
39 Dobney Avenue

2894 sqm

120 

High Quality Investment Opportunity - Fully Leased to a National Tenant - Health and Fitness Faci...


Sold


- Centrally located in the popular West Wagga Wagga Business Precinct
- Easily accessible to the Sturt Highway, CBD and surrounding suburbs
- Fully leased to a national ASX listed company – operating under the Club Lime brand
- 15 year lease to Viva Leisure Property until September 2033 plus 4 × 5 year options
- Modern purpose built improvements with a contingency for alternate use
- Large full format fitness centre featuring high quality inclusions
- Multiple gymnasium areas and facilities including ladies only gym, physiotherapy centre and creche
- Strong performing centre with large membership base

Property ID	L25850148
Property Type	Showrooms/Bulky Goods
Building / Floor Area	2894
Car Spaces	120
Land Area	5273.0 sqm

AGENT

Craig Tait

 0428 128 357

 craig.tait@wagga.rh.com.au

- DA Approval and infrastructure in place for a Cafe and Alfresco area
- Wide frontage to Dobney Avenue – a busy arterial road with high traffic flow
- 120 vehicle customer car park on site with dual access points
- Excellent return on investment presenting an amazing opportunity for serious investors
- Net Income approx. \$803,000 p.a + GST