



**455 President Avenue KIRRAWEE NSW**

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- ? Long performing medical practice 20+ years at this premises
- ? 10 year lease to 2031 plus options to 2041
- ? Annual CPI rent increases
- ? Includes medical, pathology, podiatry, psychology, physiotherapy and pilates
- ? 9 on site car spaces + council car park opposite
- ? Train Station within 50 metres\* + close to Coles, Aldi, Woolworths & Dan Murphy's
- ? Net Income: \$260,292 pa\* + GST as at 13th October 2022

**Price** : \$ 5,200,000  
**Building Size** : 400 sqm  
**Land Size** : 942 sqm  
**View** : <https://www.cooperwilson.com.au/sale/nsw/sutherland/kirrawee/commercial/healthcare/7158306>

Contact Brett Cooper 0409848833