



## High Profile Bank Investment - Dominant CBD Location Since 1871

Offices • Other

107 Comur, Yass, NSW 2582

### Floor Area:

681 m<sup>2</sup>

### Land Area:

803.00 m<sup>2</sup> (approx)

### For Sale

Deadline Private Treaty - Closing  
4pm 5th Nov  
Sale by Negotiation



## Property Description

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High Profile Bank Investment. Dominant CBD Location.

Leased to NAB (77%) to 2022 + options to 2026.  
Office leased (23%) to 2022 + options to 2027.  
NAB in occupation since 1871.  
Office tenant in occupation for 20 + years.  
Retail + business banking branch.  
Large land area of 803 sqm, building area of 681 sqm.  
Stunning colonial era building.  
Dominant location on major CBD crossroads.  
Depreciation allowances available.  
Yass: historic town just 35 minutes from Canberra.  
Massive agricultural business catchment area.  
CPI rent reviews.  
No land tax on a single holding basis.  
Net Income: \$77,327.94 pa + GST.

Private Treaty - Closing 4pm AEDT Thursday 5th November unless sold prior.

## Additional Details

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**Building**  
Whole

107 Comur, Yass, NSW 2582



**James Baker**  
0421863040

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**Burgess Rawson Canberra -  
KINGSTON**  
152/41 Eastlake Parade, Kingston  
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