



## Rare Medical Investment

Medical/Consulting • Offices • Retail

99 Barber Street, Gunnedah, NSW 2380

### Floor Area:

558 m<sup>2</sup>

### Land Area:

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

**For Sale**

Contact Agent  
For Sale  
Under Contract



## Property Description

- QScan - Nationwide Radiology Tenant
- Plus Major Japanese Services Company
- Booming Regional Centre

- + QScan – 9 year lease to 2026 plus option to 2036
- + Persol - Lease to 2025, tenant in occupation since 2018
- + Gunnedah: booming regional centre near Tamworth & Armidale
- + Strong economic fundamentals based on agriculture, gas and coal
- + Excellent road, rail & air connections + NBN connectivity
- + Central location close to medical operators and Gunnedah Hospital
- + Refurbished 558 sqm building with new roof
- + Valuable depreciation benefits
- + Tenants pay outgoings (as per lease)
- + Fixed 3% annual rent increases
- + Net Income: \$121,128 + GST

Sales Agents:

Yosh Mendis, Burgess Rawson

Michael Gilbert, Flex Body Australia Pty Ltd Licence No 10087879  
in conjunction with Burgess Rawson

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

99 Barber Street, Gunnedah, NSW 2380



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