



## Freestanding Investment to National Company

Offices

16 Albert Street, Beaudesert, Qld 4285

**Floor Area:** 172 m<sup>2</sup>

### Property Description

- **Long lease in place**
- **Approved Vet Clinic**

+ Approved Vet Clinic  
+ Leased to Publically listed National Vet Company, 5 + 5 + 5 years from 11/8/15  
+ Current net rent \$54,641.50 + GST and outgoings  
+ Well established practice, first opened 1950  
+ Solid brick veneer construction, designed for future expansion or internal modifications.  
Built 1980  
+ Designed by a vet for a vet, originally owner occupied  
+ Fitout includes 5 person office, reception, pharmacy and lab, consult room, treatment room, operating theatre and recovery area  
+ Well located in high demand area and directly opposite Beaudesert showgrounds.

Contact your Exclusive Agents, Madsen Property now for more information or to arrange an inspection.

Ken Madsen  
Ref: 54275

**Sold**

Contact Agent

Sold: Thu 01-Sep-16

### Additional Details

**Tenure Type**  
Tenanted  
Investment

**Return**  
9.3% P.A.

**Parking**  
**Comments**  
Ample on site



**Ken Madsen**

0417100850

**Madsen Property - Rocklea**

Level 1, 1890 Ipswich Road,  
Rocklea Qld 4106