



Government Anchored Port Macquarie Opportunity

Sold

Contact Agent

Sold: Mon 16-May-22

Offices

21-27 Grant Street, Port Macquarie, NSW 2444

Floor Area:

3,702 m²



Property Description

- **4.5 Star NABERS Energy and Water Rating**
- **3,702 sqm* of NLA**
- **Annual net passing income of over \$1.2 m**

Knight Frank is pleased to present 21-27 Grant Street, Port Macquarie, NSW - an outstanding opportunity to acquire a modern, near fully leased commercial office building in one of NSW's most rapidly growing regional areas.

Key features of the property include:
Key features:

- Modern asset in a prime regional location surrounded by plentiful amenity
 - 96%* leased with 1.7* year WALE (as at April 2022)
 - 73%* occupied by government tenants including Department of Human Services (Centrelink) & Property NSW
 - Opportunity to retain the government tenants to extend the assets WALE and secure the blue chip cashflow well into the future
 - Annual net passing income of \$1.21* million, estimated fully leased net income of \$1.29* million
 - 3,702 sqm* of NLA & secure basement parking for 100 vehicles
 - 4.5 Star NABERS Energy and Water Rating
- *Approximate

21-27 Grant Street, Port Macquarie is for Sale via Expressions of Interest closing 4pm (AEST) Wednesday 13th April 2022.

Additional Details

Building
Whole

Tenure Type
Vacant Possession

Energy Efficiency
4.5-star NABERS

21-27 Grant Street, Port Macquarie, NSW 2444



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