



## High Yielding NSW Government Investment

Offices

65 Commissioner Street, Cooma, NSW 2630

**Floor Area:** 407 m<sup>2</sup>

**Land Area:** 556.00 m<sup>2</sup> (approx)

**Sold**

**\$950,000**

Sold: Mon 05-Nov-18

### Property Description

- **Circa 9% Return**
- **Fully Leased to NSW Govt**

4 year lease to September 2019 + options to 2023

Free standing 407 sqm building with 5 dedicated car spaces and disabled access

Fully leased to Department of Family and Community Services

Good quality building suitable for either commercial office or retail purposes

Superbly located opposite TAFE NSW and close to Cooma town centre, with 12m wide street frontage

Cooma: Gateway to the Snowy Mountains 115 kms south of Canberra with a population of over 6,500 (ABS 2016)

Easily managed single tenanted investment

Net Income: \$94,166 pa + GST

Indicative Price: Circa 9% yield

### Additional Details

**Building**

Whole

**Car Spaces**

5



**Mitchell Frail**

0429 103 979

**Sam Horwitz**

02 6152 9113

**Burgess Rawson Canberra Commercial - Dickson**

G03/19 Challis Street, Dickson ACT 2602