



Secure 10 Year Lease to The South Australian Government

Sold

Contact Agent

Sold: Fri 04-Mar-22

Offices • Medical/Consulting • Retail

Department for Child Protection, 27 Frances Terrace, Kadina, SA 5554

Floor Area:

385 m²

Land Area:

385.00 m² (approx)



Property Description

- 10 Year Lease to 2029 Plus Option
- SA Government as Tenant
- Prime Strategic CBD Position

+ Secure 10 year lease to May 2029 plus option to 2032.
+ Department for Child Protection: Minister for Transport, Infrastructure & Local Government.
+ Strong and certain rental growth with annual, fixed compounding 2.5% increases.
+ Prominent 446 sqm landholding with 58.2 metre triple-street frontage and exposure.
+ Well-presented 385 sqm building, extensively refurbished and upgraded in 2019.
+ Prime CBD position amongst Woolworths, ALDI, Target and McDonald's
+ Kadina: Commercial service centre and capital of the Yorke Peninsula
+ Minimum management, essential service investment.
+ No Stamp Duty payable in South Australia
+ Net Income: \$111,208.56pa + GST (as at May 2022)

To be sold by Investment Portfolio Auction:â€
10:30am AEDT
Wednesday 15 December 2021
Crown Casino, Melbourne

*All areas and figuresâ€approxâ€only. All boundaries are indicative only. All precaution has been taken to establish the accuracy of all information but does not constitute any representation by the Vendor or Agents.â€

RLA 29347

Additional Details

Building	Tenure Type
Whole	Tenanted Investment

Department for Child Protection, 27 Frances Terrace, Kadina, SA 5554



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Adam Thomas
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0448685593

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