Ray White Kiama
56 Terralong Street,
Kiama NSW 2533

11/65 Manning St, Kiama, NSW 2533

Sold - $1,400,000

Medical/Consulting









Sold by Michele Lay & Matthew Lay

An outstanding opportunity to acquire a tightly held medical investment in the centre of Kiama CBD, leased to a nationally recognised mental health provider, Headspace.

Positioned within Kiama's core commercial precinct, moments to retail amenities, transport and the beachfront, this asset offers secure income backed by an essential community service tenant on strong lease terms.

Open for Inspection

By Appointment.

Investment Summary
• Tenant: Headspace (National Government Funded Medical Tenant)
• Lease: 5 years with 5 year option
• Rent Reviews: Fixed 4% annual increases
• Structure: Net lease (most outgoings payable by tenant)
• Net Income: Secure, recurring income stream
• Total Area: 250m² (approx.)
• Parking: 2 on title allocated secure, undercover car spaces

Investment Fundamentals
Current Rental: $83,283.12 per annum including GST
Yearly increases: 4% fixed
Commencement date: 1 October 2023
Option Period: 5 years

• Triple A "everyday necessity" tenant profile
• Fixed annual rental growth provides built-in yield escalation
• Defensive healthcare sector covenant
• Established mixed-use commercial/residential precinct

This is a rare opportunity to secure a blue chip medical investment in a tightly held coastal market with long term income certainty and fixed growth

Listed By
Michele Lay
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Matthew Lay

Listing Number: 3526693

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.