



**68 Albany St, Coffs Harbour NSW 2450**

## **SOLD BY LJ HOOKER COMMERCIAL**

68 Albany Street is home to McCombie Associates Psychologists, which has been operating for over 30 years.

The property is zoned Business and enjoys a favourable CBD location, which is very popular with the medical and financial fraternity and other professionals.

The investment is being offered for sale on a sale and leaseback basis.

McCombie Associates Psychologists are offering a 3+3+3 year lease from the date of settlement.

The commencing net annual rental will be \$59,090 (\$257/m<sup>2</sup>) plus GST plus outgoings.

The rental will be reviewed annually with the CPI and to market at the start of the three year options.

The recently refurbished building is fully partitioned and accommodates very well maintained, modern office accom

Offices

FOR SALE

230sqm

**Troy Mitchell**

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