



U13 / 32 Dixon Street, Strathpine QLD 4500

EXCEPTIONAL INVESTMENT OPPORTUNITY

An opportunity exists for an astute investor/s to acquire a superior property with an **A** grade tenant holding a strong lease. This investment property currently being leased by a medical tenant will add balance to an already established portfolio or is an exceptional property for an investor/s to use as a foundation for a new portfolio.

Strategic location within Strathpine.

The Unit has a prime position in the Complex.

The Complex's tenants are all health industry associated.

A flexible Lettable area of 170m²*

Depreciation advantages

There is a strong lease in place

The rental rate is market and sustainable by the tenant.

Long term with good options.

Substantial annual increases.

Healthcare

FOR SALE

170sqm

We believe this to be an exceptional investment opportunity and confidently recommend that it deserves a more thorough investigation.

Ray White

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