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REAL ESTATE | Ararat



64 High Street, Ararat VIC 3377

## New 10+10+10 Year Lease - Impressive Medical Centre Investment

New 10 year lease to 2024 plus options through to 2044.

Modern single level 334 sqm building, with capital intensive vendor and tenant fit-out.

Strategic site within Ararat CBD close to Target, Woolworths, McDonald's and Reject Shop.

Substantial income tax saving depreciation benefits.

Tristar Medical Group: Growing medical business with 40+ clinics located throughout Victoria, NSW and ACT.

Ararat: Important mid-western Victoria service centre, population catchment circa 11,000.

Rent: \$85,963

Offices

FOR SALE

334sqm



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