



155 Alma Street, Rockhampton City QLD 4700

## Major Central Queensland Tenant

- 4 year Lease to Mango 4 Office Technology to 2017 plus options to 2021
- Tenant in occupation 10 years, 30 years in business
- Positioned adjacent to QLD Govt, Medicare, Protector Alsaf
- 884 sqm of lettable area over two levels
- CBD location close to major shopping centre anchored by Coles and Target
- Annual CPI increases
- 10 carparks on title
- Lessee pays all outgoings including land tax
- Circa 10% yield - \$1,525,000
- Net Rent: \$152,372 pa + GST (as at 7/11/15)

Retail  
FOR SALE

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