



## Suites 3-5/4 Browne Street, Campbelltown NSW 2560

### Prime Investment Opportunity!

Ideally located within the Browne Street medical specialist precinct. The subject property provides for excellent access to all essential services and is within walking distance to both Campbelltown railway station and Campbelltown Mall.

This ground floor suite, has a medical fitout in place. This space would provide suitable offices for any number of professionals undertakings. Currently leased till 13 August 2017, The tenant, South Western Sydney Health District, currently pays rental of \$62,400 per annum plus GST. Outgoings consist of:-

Strata Levies \$23,016 Per year  
Council rates \$2,220 Per year  
Water Rates \$432 Pe

Offices  
FOR SALE

179sqm