



22 Channon Street, Gympie QLD 4570

## Standalone Investment - Character Building on Top of the Hill

- ? 315m<sup>2</sup>\* lot on an elevated corner location with excellent exposure to Channon and Mary Streets
- ? 284m<sup>2</sup>\* net lettable area over two levels
- ? Secured 3 year lease commenced May 2022. Further 3 year option to follow
- ? Tenanted by skincare and homeware products producer/retailer
- ? Current rental income \$40,000 per annum gross + GST (\$5,000 + GST per annum rental increase years 2 & 3)
- ? At the listed price of \$550,000 this represents a yield over 6% in year 1. With the annual \$5,000 rental increases this represents over a 7% yield in year 2, and 8% in year 3.
- ? Mixture of open plan and individual office configuration
- ? Amenities on both levels
- ? Fully air-conditioned

Offices

FOR SALE

284sqm

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