



1156 Padman Drive Albury NSW

New 5+5+5 year lease.

Favourable net lease terms.

Fixed 3% rent increases.

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Brand new 5+5+5 year lease to 2036.

Important medical facility occupied by a strategic network of cardiac, orthopaedic, plastic and reconstructive surgeons.

Highly sought-after, set-and-forget medical investment.

Landlord-favourable net lease terms with tenant responsible for Council Rates, Water Rates, Insurance and Land Tax.

Strong and certain rental growth with compounding, annual 3% rent increases.

Immaculately presented, 510 sqm modern medical facility including specialist consulting and minor procedure rooms.

Building Size : 510 sqm

View : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/healthcare/6601278>



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