

SALES ANALYSIS

318-326 South Road, Hampton East



PRIME LAND WITH MULTIPLE OPTIONS

PROPERTY DESCRIPTION

The subject property is situated on the South East corner of Charming Street and South Road approximately 400 metres of the South Road intersection with Nepean Highway.

The Subject site is comprised of parcels 318-320, 322 and 324-326 South Road, Hampton East. 318-326 South Road, Hampton comprises a number of older style office buildings primarily of brick construction.

Broadly, the property consists of a Medical Centre, Medical Clinic, Pharmacy and Pathology and office accommodation.

PROPERTY DETAILS

Property Type:	Commercial Investment
Land Area:	2,737 sqm (approx.)
Street Frontage:	78 metres to South Road 50 meters to Charming Street
Zoning:	Commercial 1 Zoning & General Residential Zoning

INCOME DETAILS

No of Tenants:	7
Rental Income:	\$470,000 per annum

CAMPAIGN SYNOPSIS

Sale Type:	Expression of Interest
Enquiries:	84 Qualified Buyers (Local and International)
Inspections:	21 Inspections

TRANSACTION DETAILS

Sale Date:	September 2015
Sale Price	\$7,000,000
Yield	6.45% net yield
Rate sqm (Land.)	\$2,557 psm
Client	Private Owner
Purchaser	Private Developer

For further information contact...

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