



### 375 Wagga Road Lavington NSW

Dixon Commercial Real Estate in conjunction with Burgess Rawson are pleased to offer to the market the Hungry Jacks in Lavington NSW for sale via Investment Portfolio Auction 170.

- Long Twenty (20) year lease to 2040 plus two (2) further ten (10) year options to 2060.
- Securely leased to leading franchisee with 12 stores and growing rapidly.
- Investor preferred net lease terms with tenant paying all usual outgoings as per lease.
- Annual CPI rent reviews.
- Immaculate 435 sqm\* restaurant constructed 2020 with important dual lane drive-thru.
- Significant tax saving depreciation benefits.
- High profile Wagga Road site with direct exposure to 21,000\* with vehicles passing daily. \*\*
- Position perfect 2,502sqm\* freehold site amongst McDonalds, ALDI, KFC and close to major shopping centre anchored by Woolworths & Coles.
- Net Income: \$243,006 pa\* + GST

**Price** : Contact Agent  
**Building Size** : 435 sqm  
**Land Size** : 2502 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/lavington/commercial/retail/8078013>



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