



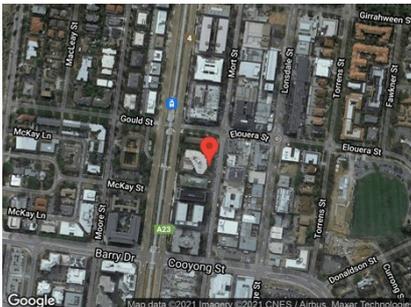
## 33 Mort Street, BRADDON 2612

SECURE RETAIL INVESTMENT OPPORTUNITY!  
All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 12	Industrial	Investment	211	\$2,780,000

### Location

Located in Canberra's thriving suburb of Braddon. Braddon links with Canberra's CBD and is becoming recognised as the place to be, with close proximity to amenities including the Canberra Centre, City bus interchange and numerous office and residential developments.



### Description

Available to purchase now is two retail tenancy's located in Braddon. The property is fully leased to two quality tenants; National car rental SIXT on a five year lease from April 2019 and a long establish local eatery named Ciao Café on a 5 year lease from December 2021. Ciao Café has been established for several years from this location and is widely known within Canberra and Queanbeyan, having two locations. See link to website here, <https://www.ciaocafeandcakes.com.au/>.

The whole area of the two units is 211 sqm with 4 basement carparks. Net income of the property is approx., \$146,884 pa. A secure investment with good weighted lease profiles. For further details and an IM on the property, enquire now.

### Rental/Rental Potential

Estimated net income \$146,884

### Estimated Outgoings

\$25,007 PA ex recoverable

### Contact:

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# For Sale

**Estimated Net Return**  
Circa 5%

[www.bartonproperty.net.au](http://www.bartonproperty.net.au)

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