



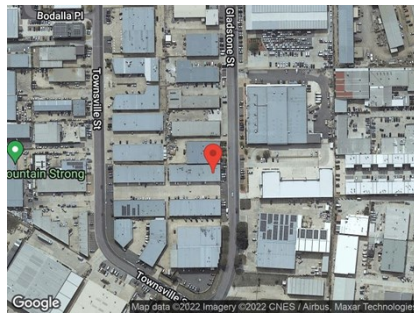
## 196 Gladstone Street, FYSHWICK 2609

*Affordable Commercial Unit  
All figures are exclusive of GST.*

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 3	Industrial	Investment	103	\$320,000

### Location

Fyshwick is the major southside industrial area of Canberra. It has close proximity to the airport and major roads. Within 15 minutes to the city and 15 minutes from Queanbeyan.



### Description

Available to purchase, a 103 sqm unit currently on a month to month lease to a bakery. Some key features of the unit include:

- Allocated carparking
- Double glass front doors
- 4 meter height clearance

This unit has the opportunity to be an investment to lease out or to owner occupy. For more information contact Patrick Barton of Barton Commercial Property.

### Rental/Rental Potential

Rental circa \$22,000 Per Annum

### Estimated Outgoings

### Estimated Net Return

### Contact:

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