



9 Whyalla Street, FYSHWICK 2609

Zoning:	Type	Investment/Vacant Possession	Lettable Area sqm	Land Area sqm
Industrial	Industrial	Vacant Possession	1,700 sqm (est)	4,466

Location
 Located off Canberra Avenue, Whyalla Street offers great flexibility for easy access into Fyshwick; links to Newcastle Street.

Auction Date: Thursday, 16 June 2022
Time: 11:00 AM
Location: UNIT 11,8 Gladstone Street Fyshwick.

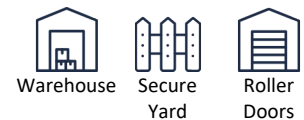
Description
 A large industrial site of 4,466 sqm having three buildings. surplus land for development
 Unit 1, 643 sqm . Unit 2.,426 sqm. Unit 3, 301 sqm

Current gross income is \$117,552 pa. Potential net income for the property is estimated \$220,000 gross plus on market rents, an owner occupier could occupy the majority of the site that allows for yard storage. Wide lease purpose clause including a caretaker's residence.. More detailed information contact the selling agent.

Rental/Rental Potential
 Under rented with lots of upside .

Estimated Outgoings
 \$41,000 pa inc insurance

Estimated Net Return
 Under rented , Potential occupier



Contact:
Brett Barton
P 02 6282 9090
M 0418 633 447
E brett@bartonproperty.net.au