



56-58 Kembla Street, FYSHWICK 2609

INVESTMENT AND PART OCCUPY
All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Lot Whole Building	Industrial	Investment	1,183	\$2,100,000

Location

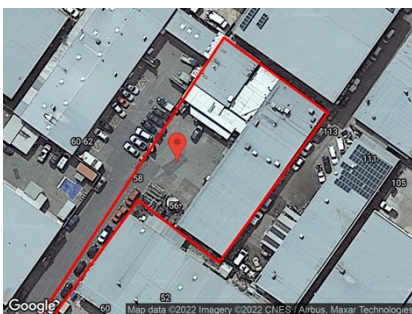
Fyshwick is most the recognised industrial suburb, located in the south east of Canberra, with 2 of Canberra's main roads running close by. It neighbours the NSW border with Queanbeyan and is 10 minute drive from Canberra Airport

Description

740 sqm of cold and preparation storage combining two tenants Baker and Butcher plus 443 sqm of warehouse with four rollers doors, all up four tenants. Gross income \$175,305 pa. Short and long term leases. Shared service yard on 2201 site, wide zoning in central location, Investment or part occupy..

Contact:

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Rental/Rental Potential

\$175,395

Estimated Outgoings

\$61,287 pa

Estimated Net Return

5.4% OR 6.1 % SELF MANAGED .