



## FYSHWICK BUSINESS CENTRE, 169 Newcastle Street, FYSHWICK 2609

FULLY FITTED OUT OFFICE

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 13	Industrial	Vacant Possession	117	\$389,000

All figures are exclusive of GST.

### Location

Fyshwick is widely recognised as being the major industrial suburb of Canberra. Located in the south east, with 2 of Canberra's main roads running close by. A 10 minute drive from Canberra Airport. This property is on the best street in Fyshwick with constant traffic exposure.



### Description

Situated on the top floor with drive-up access, this well presented unit has an excellent existing fit out with reception, offices as well as an open plan work area. Also has own kitchenette, toilets and 2 allocated car spaces. Rare opportunity for an owner occupier in this price bracket, or as an investment. The unit has a potential net income of \$26,000 per annum + GST, showing a 6.6% yield.

Contact Patrick Barton from Barton Commercial Property on 0459 690 788 for an IM, or to arrange an inspection.

**Rental/Rental Potential**  
Potential Net income \$26,000

**Estimated Outgoings**  
\$9,137

**Estimated Net Return**  
6.6%

### Contact:

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