



## 15-19 Albany Street, FYSHWICK 2609

A Blue-Chip Investment in Canberra, ACT  
All figures are exclusive of GST.

| Unit:          | Type       | Investment/Vacant Possession | Land Area sqm | Sale Price  |
|----------------|------------|------------------------------|---------------|-------------|
| Whole Property | Industrial | Investment                   | 2,693         | \$7,500,000 |

### Location

Located in the heart of Fyshwick in the number one recognised bulky-good/furniture retailer precinct. Fyshwick is recognised as the leading industrial area of Canberra and is in close proximity to highways leading in and out of Canberra.

### Description

This is a landmark building that has continually housed leading national bulky-goods furniture retailers, Fantastic Furniture. The building has modern improvements totaling 2,693 sqm, consisting of mainly showroom space with a warehouse component. The showroom space is over a tri-level layout with a lift servicing all levels and easy walk-up staircases

A 10-year lease to September 2031 with options up until 2041, the tenant has just completed a new internal fit out with a large capex expenditure.

With a net income of \$399,250 per annum + GST.

### Rental/Rental Potential

\$485,533 per annum (+GST)

### Estimated Outgoings

\$108 166 pa (approx)

### Estimated Net Return

Target is sub 5%

### Contact:

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