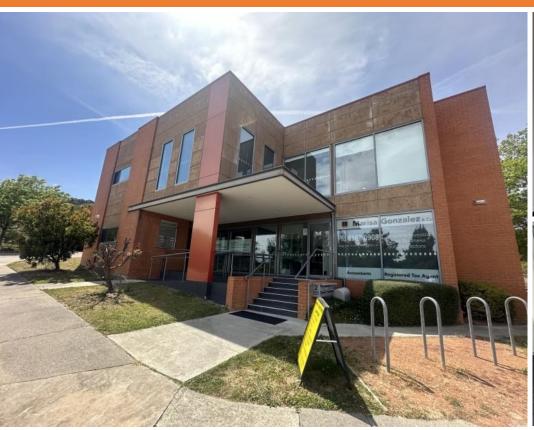
For Sale









2 Farr Place, ISAACS 2607

Boutique Office/Personal Services Investment

All figures are exclusive of GST.

| Unit: | Туре | Investment/Vacant Possession | Land Area sqm | Sale Price |
|--------|------------|------------------------------|---------------|------------|
| Unit 3 | Industrial | Investment | 73 | \$595,000 |

Location

Located in Isaacs in the geographic heart of Canberra. 5 minutes from Woden with easy access to the Canberra CBD and Tuggeranong.



Description

Located in Isaacs in the geographic heart of Available to buy now as an investment! A ground floor Canberra. 5 minutes from Woden with professional tenancy

Currently leased to A Psychology practice on a brand new 5 + 5 year lease which takes the option period to 2033!

Lease details: Term: 5 Years Option: 5 Years

Rent: \$35,000 Per annum + GST Gross

Reviews: 4% increases yearly, market review on option

Commencement date: 1st April 2024

Lease Security: Bond equivalent of 2 months rent Outgoings: \$9,190 Per annum, paid by the lessor

Key highlights of the unit include 3 consulting rooms, kitchenette and reception area. Heaps of natural light, fully disabled access and ample carparking within the centre.

Contact Patrick Barton 0459 690 788 for more information

Contact:

Patrick Barton

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www.bartonproperty.net.au

For Sale



Rental/Rental Potential \$35,000 Per annum + GST

Estimated Outgoings \$9,190 Per annum

Estimated Net Return 5%