



## 2 Farr Place, ISAACS 2607

*Boutique Office/Personal Services Investment*  
*All figures are exclusive of GST.*

Unit:	Type	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

Available to buy now as an investment! A ground floor 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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# For Sale

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

**Estimated Outgoings**  
\$9,190 Per annum

**Estimated Net Return**  
5%

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