## **For Sale**

# The Positive Partnership



#### PARAGON MALL, 8 Gladstone Street, FYSHWICK 2609

Unit:	Туре	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 32	Industrial	Vacant Possession	60	\$270,000
All figures are exclusive of GST.				
Location	Description	w now offered vacant performing	····: 1 2 2	

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



Available to buy now, offered vacant possession is unit 32 at the well know Paragon Mall at 8 Gladstone Street Fyshwick. The unit totals 60 sqm and would be well suited for small storage/warehousing or to lease out as an investment. The unit has a front entry plus roller door, and its own kitchenette + amenities.

**Key Highlights** 

- 60 Sqm NLA
- Roller door access
- Carparking at front of unit
- Kitchenette + Amenities

Contact Patrick Barton 0459 690 788 for more information or to arrange an inspection.

**Rental/Rental Potential** Estimated net income \$17,000 per annum

**Estimated Outgoings** 

#### www.bartonproperty.net.au

#### Contact:

Patrick Barton P 02 6282 9090 M 0459 690 788 E patrick@bartonproperty.net.au

P (02) 6282 9090 | A Unit 11, 8 Gladstone Street, FYSHWICK ACT 2609 | PO Box 395, FYSHWICK ACT 2609

The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.





\$6,270.34 Per Annum

Estimated Net Return Circa \$17,000 + GST Per Annum

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