

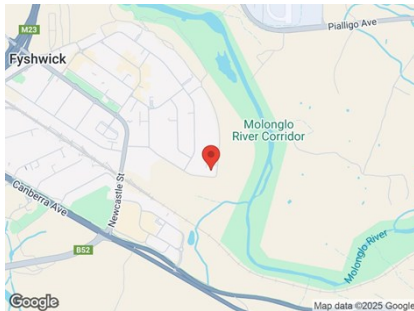
41-45 Tennant Street, FYSHWICK 2609

Fully Fitted Office Unit in Fyshwick
All figures are exclusive of GST.

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 13	Industrial	Investment	190	\$690,000

Location

Fyshwick is the most recognised and centrally located industrial suburb of Canberra, which has evolved into a modern precinct with amazing diversity of business and industries. Only a 10 minute drive to Parliament House, the CBD and the Airport.



Description

Available to purchase now is unit 13 of 41 - 45 Tennant Street, Fyshwick. Ideal for owner occupiers or an entry level commercial investment. The unit currently has a lease expiring on the 31st August 2025.

The unit itself is 190 sqm, Consisting of a modern fitted out air conditioned office.

Key features:

- Gross Income: \$45,162.72 pa + GST, lease expiry 31/08/25
- Outgoings: Rates \$5,312 PA, Strata \$1,750 PA, water \$805 PA
- 113 Sqm ground floor
- 77 Sqm mezzanine
- Fully ducted air conditioning
- Kitchenette + Bathroom

This unit is ideal for owner occupiers, as they can take advantage of the no GST with the lease shortly expiring.



Disabled access



Showers



Meeting rooms



Lounge

Contact:

Patrick Barton
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For Sale

For more information or to arrange an inspection, please contact Barton Commercial Property.

Rental/Rental Potential
\$42,960 + GST Per annum

Estimated Outgoings
TBA

Estimated Net Return
TBA

www.bartonproperty.net.au

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