



125 Gladstone Street, FYSHWICK 2609

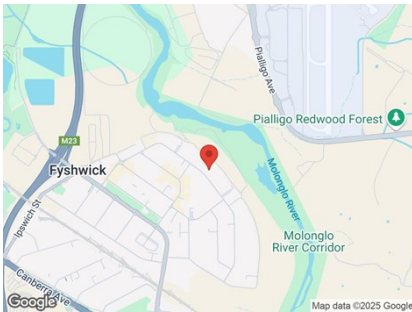
Large Secure Warehouse Facility

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 3	Industrial	Vacant Possession	1,231	\$3,800,000

All figures are exclusive of GST.

Location

Located in the heart of Gladstone Street in Fyshwick. Fyshwick is the major commercial suburb within in Canberra, known for its diverse range of industrial, retail, and commercial properties, and is in close distance to the CBD.



Description

Unit 3 / 125 Gladstone Street offers 1,231 sqm of versatile warehouse space, situated on a 1,950 sqm site. Located on a battleaxe block, the property is positioned on Gladstone Street. Providing easy access and central location while maintaining a level of privacy.

The building features a mostly open-plan layout, divided into three sections. In addition to the large warehouse area, the building includes a small office component, kitchenette, and two bathrooms. The warehouse has dual roller door access, and is equipped with 3-phase power supply. With a ceiling height of 5 meters throughout and an abundance of natural light. The remaining of site area includes secure concrete hardstand and car parking.

The property is currently leased on a month to month basis.

Financial Summary

Current gross rent: \$203,912 PA + GST (\$165 p/sqm + GST)
Outgoings: General Rates, \$33,033 PA, Water & Sew \$804 PA, Building Insurance, \$6,500 (Approx)

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The property has a wide purpose clause, zoned IZ2 - Industrial Mixed Use. Allowing for any industrial, storage or wholesale use. Perfect for businesses seeking functional space with easy access. As the property is being offered with a month to month tenancy, no GST will apply to the purchase price.

For more information or to arrange an inspection, contact the exclusive selling agents at Barton Commercial Property.

Rental/Rental Potential
\$203,912 Per Annum + GST

Estimated Outgoings
\$40,000 Approx Per Annum

Estimated Net Return