



High Yielding Commonwealth Government Investment - 3.5% ...

Sold

Contact Agent

Sold: Tue 29-Sep-20

Industrial/Warehouse • Offices

204-210 Gladstone Street, Fyshwick, ACT 2609

Floor Area:

3,034 m²

Land Area:

0.49ha (1.21 acres) (approx)



Property Description

Property 100% leased to The Commonwealth of Australia represented by Department of Home Affairs.

Renewed 5 year lease to 31st May 2022

Offices, training and warehouse facility: established in this location and occupied since 2006

Fyshwick: Canberra's most established bulky goods and largest industrial area

In close proximity to Canberra International Airport and Canberra's CBD

Prominent corner 4,907 sqm site

Easily managed, single tenanted investment

Full depreciation report available.

The Department of Home Affairs is undertaking further upgrades at their expense, scheduled for 2020 to the value of approximately \$500,000.

Title Details - Blocks 19 and 20, Section 33, Fyshwick

Site Area Blocks 19 and 20: 4,907 sqm

Zoning - IZ2: Industrial Mixed Use

Lease Details - 5 year lease renewal to 31st May 2022

Attractive fixed 3.5% annual rent increases

Net Income - \$441,790 + GST

For further information or to arrange an inspection please contact Steve Burke on 0428 434 464.

Additional Details

Building

Whole

204-210 Gladstone Street, Fyshwick, ACT 2609



Steve Burke

0428434464

Burgess Rawson Canberra
Commercial - Dickson

G03/19 Challis Street, Dickson ACT
2602