



## Rare Tenancy on Light Rail Corridor

Offices • Medical/Consulting

111/227 Flemington Road, Franklin, ACT 2913

**Floor Area:** 172 m<sup>2</sup>

### Property Description

- **Partly Income Generating Asset**
- **Full Medical Fit-Out**
- **3 Basement Car Parks**

Belle Property Commercial Canberra are pleased to bring to market for sale, a 172 sqm fully fitted out ground floor tenancy in the heart of Gungahlin. Part vacant possession, part leased, this provides the astute owner-occupier the ability to walk into a fit-out worth hundreds of thousands of dollars, all while generating additional rental income from a tenant occupying part of the unit.

Aamira Apartments is a mixed-use development comprising 105 spacious apartments and 5 commercial tenancies over 4 levels, with a basement car park. Inclusions consist of a gymnasium, tennis court and extensive landscaped areas for use by the residents and commercial tenants. The project is located right on the light rail corridor of Flemington Road in the highly desirable suburb of Franklin.

The building has been designed by the award-winning Architects Ring and Associates, one of Canberra's most highly regarded commercial/residential architecture firms.

The tenancy itself has glass frontage to Flemington Road, the main thoroughfare connecting Gungahlin to the Inner North/CBD. Gungahlin is Canberra's fastest growing Town Centre, and according to the last ABS Census data, the second fastest growing Town Centre in Australia.

**Sold**

Contact Agent

Sold: Fri 15-Jul-22

### Additional Details

**Car Spaces**

3



**Nathan Dunn**

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Canberra**

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