

**RayWhite.**

Under Offer

Ray White Commercial Canberra  
02 6275 1488



## Investment/Part Occupier Opportunity In The Belconnen Service and Trades Area

Industrial/Warehouse • Showrooms/Bulky Goods • Retail

22-36 Oatley Court, Belconnen, ACT 2617

**Floor Area:** 2,735 m<sup>2</sup>

**Land Area:** 2717.00 m<sup>2</sup> (approx)

### Property Description

A rare opportunity to acquire a fully leased property on a large site with a potential part owner occupier opportunity.

This two level 2,630 sqm building is located on a large 2,717sqm site that enjoys dual street frontage providing excellent access and opens up redevelopment opportunities in the future. Some of the other property highlights are;

- Located only 700m from Westfield Belconnen and in an elevated location in popular Oatley Court.
- Leased to three tenants, two long standing and one with a lease expiry January 2023 providing a part owner occupier opportunity.
- Wide ranging purpose clause.
- Customer parking at the front door.
- Estimated net annual income of circa \$510,000 pa plus GST.

### For Sale

Expression of Interest closing 14th April 2022

Expression of Interest Under Contract

### Additional Details

|   |  |
|---|--|
| <b>Tenure Type</b><br>Vacant Possession | <b>Energy Efficiency</b><br>0.0-star NABERS                            |
| <b>Zoning</b><br>CZ3 Services Zone      | <b>Parking Comments</b><br>There is ample on site and off site parking |



**Mark Thompson**

0438624042

**Steven Shang**

0411374432

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Level 6, 28 University Avenue, City ACT 2601