



## 5 Year Lease to TABCORP

Offices • Retail

Suite, 20 Challis Street, Dickson, ACT 2602

### Floor Area:

321 m<sup>2</sup>

For Sale

\$2,500,000 Exc. GST  
Sale by Negotiation



## Property Description

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- \* Leased to TABCORP until 30/4/2024
- \* 4% annual rent increases
- \* Annual net rent of \$169,589 per annum
- \* 7% net yield on offer

Leased to diversified gaming and entertainment group TABCORP, Unit 3 of 20 Challis St Dickson, represents an outstanding opportunity to purchase within the bustling suburb of Dickson, with A Grade lease covenant. Having been in Dickson for decades, the TAB has been in the unit since 2007 and renewed their current lease in April 2019. The 4% annual rent reviews provide the buyer above market rent increases for the term of lease.

The unit itself is 321m2 in size, includes 7 associated car parks and is kept in immaculate condition by TABCORP.

Located on Challis St Dickson, the building sits a stone's throw from the new ACT Government office building, the DKS residential development and is one street back from Northbourne Avenue and the light rail into the Canberra CBD.

This property provides a rare opportunity to purchase a fantastically presented unit, with an A Grade tenant. It would be ideal for a SMSF or private investor.

To be sold via Private Treaty for \$2.5m

## Additional Details

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Tenure Type	Car Spaces
Tenanted	7
Investment	

**Parking  
Comments**  
7

Suite, 20 Challis Street, Dickson, ACT 2602



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