



## Compelling Canberra Value Add Investment

Offices

205 Anketell Street, Greenway, ACT 2900

**Floor Area:** 6,862 m<sup>2</sup>

### Property Description

JLL are pleased to present 205 Anketell Street, Greenway for sale by Expressions of Interest closing 4pm, Thursday 14 March 2019.

- Modern four storey mixed-use property adjacent to town centre amenities in heart of Tuggeranong Town Centre, Canberra ACT
- Ideally located on Anketell Street adjacent to South.Point shopping centre, parking and public transport
- Mixed-use building of 5,837 sqm NLA\* plus a separate Salvation Army building of 1,025 sqm\* and common basement parking for 65 cars.
- 3.12 year WALE\* (by income) underpinned by Canberra Institute of Technology and estimated Net Passing Income of \$1.95 Million\* (fully let)
- Extensively refurbished in 2018 and minimal capex required moving forward
- Capitalise on generational transformation of Tuggeranong Town Centre

\*approximately as at January 2019

The Tuggeranong market is undergoing a generational transformation with new residential and commercial developments, new public infrastructure and exciting planning changes. With its prime location and excellent physical fundamentals this is an enviable investment opportunity.

**For Sale**

Contact Agent

Expression of Interest

### Additional Details

**Building**  
Partial

**Tenure Type**  
Vacant Possession



**Tim Mutton**  
0421 590 686

**Andrew Balzanelli**  
0418 257 129

JLL - Canberra  
Level 7, 121 Marcus Clarke Street, City ACT 2601