



High yielding, high profile commercial investment

Sold

Contact Agent

Sold: Thu 09-May-19

Offices

56 Hoskins Street, Mitchell, ACT 2911

Floor Area:

820 m²



Property Description

- **100% leased with new 5-year leases**
- **Stamp duty exempt**
- **Prime corner position**

Unit 2, 56 Hoskins Street offers purchasers a high yielding and prominent commercial investment set within a high clearance, industrial strata building on one of Mitchell's busiest corners. Located fronting Hoskins and Lysaght Streets, Unit 2 is for sale via Auction on Thursday May 9 at 11am (if not sold prior) and presents a passive opportunity with an entry point below the \$1.5m stamp duty threshold.

- Circa 1990 development
- Excellent exposure to major arterial roads
- 820m² NLA across two levels, each level providing specialised fit-outs, rear access and male and female toilets within the tenancies.
- As at 1 April 2019 the property is 100% occupied by tenants Jolt Games and Bikram Yoga, who have both committed to new 5-year leases + option.
- Estimated net income is \$93,158 ex. GST and both leases feature fixed rental growth of 3% per annum.

Unit 2, 56 Hoskins Street provides the opportunity for an investor to acquire a long-term, fully-leased strata unit in a high trafficked location.

Contact Colliers International for more information and to arrange an inspection.

Additional Details

**Parking
Comments**
NA

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