



Fully leased strata investment

Offices

43 Constitution Avenue, Reid, ACT 2612

Floor Area:

209 m²

For Sale

Contact Agent

For Sale



Property Description

- **100% occupied by Vantage Strata**
- **Leased until Feb 2022 with 5 year option**
- **Fixed 3.50% annual rental increases**

The mixed-use development The Jamieson Apartments features 89 residential apartments and three ground floor commercial units fronting Constitution Avenue. The modern development was completed in 2014.

Situated between the City and the key office precincts of Russell and the Canberra airport, this area is benefiting from the current redevelopment of Campbell 5 and will see increased population growth through the future redevelopment of Anzac Park East & West.

Unit 90 is occupied by the rapidly expanding Vantage Strata, one of Canberra's leading strata management companies. The company currently has over 6,000 units under management and is expanding their business interstate.

Vantage strata currently occupy the unit on a 5-year lease, expiring in February 2022, with a further 5-year option. Fixed annual rental increases of 3.50% are built into the lease.

Unit 90 is a 209sqm office unit with a high quality fit out in place, which was custom-built by the tenant including open plan office, reception area, boardroom and end of trip facilities. The wide street frontage provides great exposure for the unit to Constitution Avenue and passing traffic.

The unit provides six (6) basement carparks and additional basement storage area, as well as basement areas for bike storage. The current fit out includes modern kitchenette, bathrooms, disabled amenities and shower.

Net income for the property is estimated to be \$90,666 per annum as at May 2019.

Don't miss this sound Stamp Duty Exempt investment opportunity less than 1.5km from Canberra's CBD and surrounded by the landmark attractions of the War

Additional Details

Tenure Type	Car Spaces
Tenanted	6
Investment	

Parking
Comments
Secure basement

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