



National Tenant in Major ACT Town Centre - Stamp Duty Exempt

Retail

3/46 Botany Rd, Phillip, ACT 2606

Floor Area: 250 m²

Land Area: 1.11ha (2.73 acres)
(approx)

For Sale

Contact Agent

For Sale

Property Description

- **Lease To National Tenant**
- **High Profile Location**
- **Net Income \$87,954 pa + GST**

Trek Cycles: One of the world's leading bicycle manufacturers with over \$1.7b** in annual revenue with over 140 stores nationwide owned or affiliated.

Located in larger national retailer Large Format and Lifestyle precinct with 118 common car parks and large 11,058 sqm Land area.

Trek occupies a 250 sqm building with exceptional signage and direct frontage onto Botany St.

Tenants in the complex include KFC, Dan Murphy's, Subway, Pet Barn, Ali Baba, Salvation Army, Wok It Up and Independent Property Group within close proximity to Westfield Woden.

Phillip (Woden): Major ACT satellite city servicing over 50,000 residents in the Woden Valley and Weston Creek region

Woden Town Centre has significant new development over the next 2 years with over 2000 new residences, Westfield Woden expansion and Stage 2 of Light Rail recently announced with aims to increase population density in the direct town centre.

Net income: \$87,954 pa + GST

Leased to 31 March 2021 with options to 2026

CPI + 1% annual rental increases guaranteeing growth

Tenant to pay half of building outgoings ...

Additional Details

Building

Whole



James Baker

0421 863 040

Burgess Rawson Canberra - KINGSTON

152/41 Eastlake Parade, Kingston
ACT 2604



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