

BRUCE 10-14 Thynne Street



Great retail investment opportunity in Bruce

Location: Ground Unit 122

Conveniently located in Fern Hill Bruce, this property is just a short walk from a number of offices, apartments and other commercial operators.

Description: Plunge Café and Florist

Plunge has been providing flowers to Canberra and the surrounding community for over ten years. It is a great local coffee shop and florist in Bruce. A contemporary space serving coffee as well as sandwiches and sweet treats.

Lease Expiry: 18 December 2022

Chris Antos
0422 837 647
chris@sentiare.com.au

Gross Rent:	\$55,037
Less Outgoings:	\$14,393
Net Rent:	\$40,644
Net Return:	6.10%
Sale Price:	\$670,000

sentiare.com.au

Disclaimer: Whilst care has taken to establish the accuracy of the information contained in this promotional material, it does not constitute any representations by the vendor or agent and all interested parties should rely on their own enquiries.



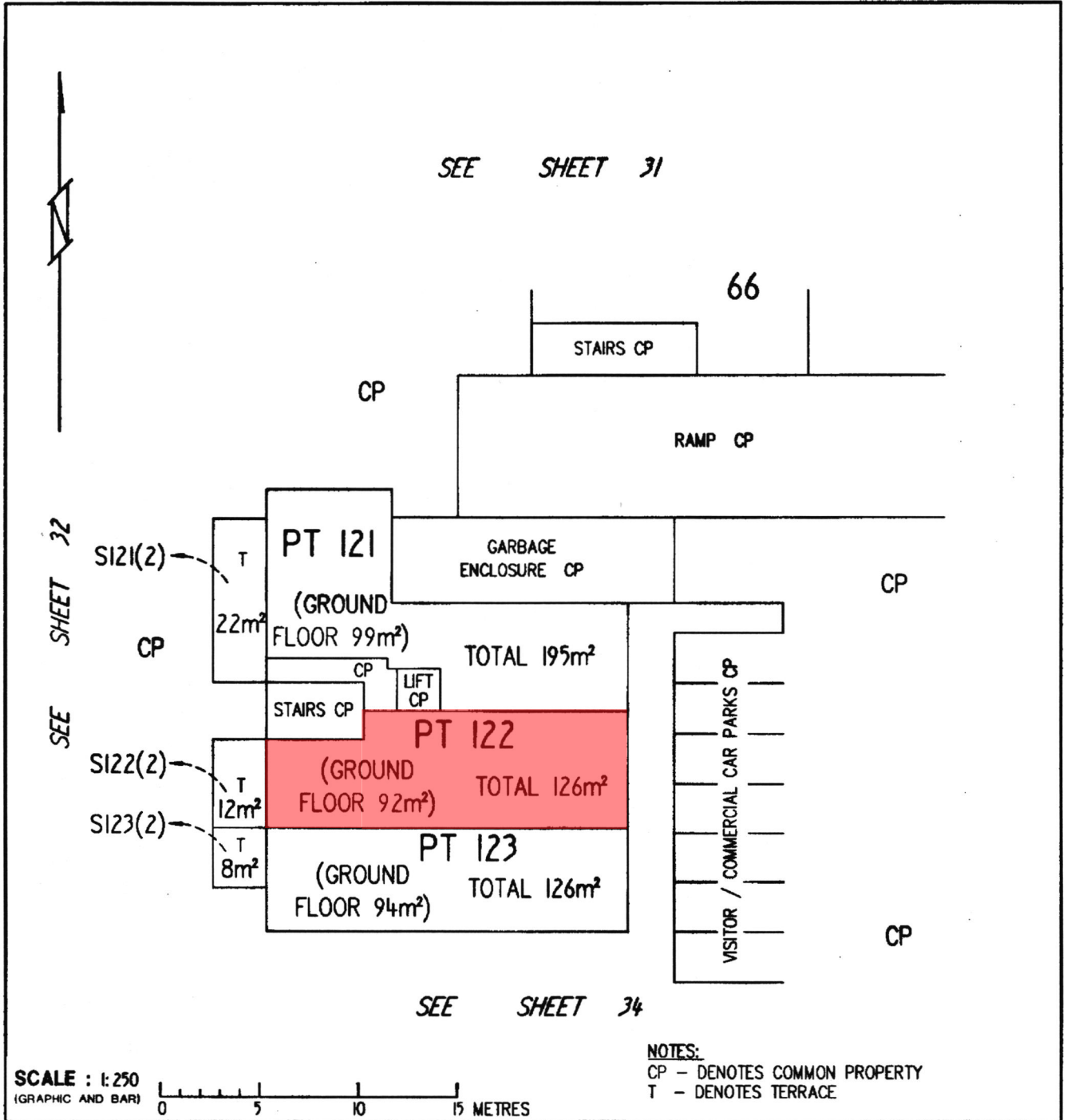
UNITS PLAN No 315

1. LAND

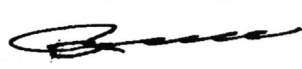

DISTRICT/DIVISION	SECTION	BLOCK
BRUCE	34	4

2. SITE PLAN FLOOR PLAN (tick appropriate box)

3. IF FLOOR PLAN, STATE FLOOR NUMBER GROUND 4. CLASS OF UNITS (A or B) A



5. EXECUTION

 Applicant	Registered Surveyor (please sign for site plan only)	 Irma Sare a delegate of the Planning and Land Authority in exercising its functions Delegate of the Minister
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