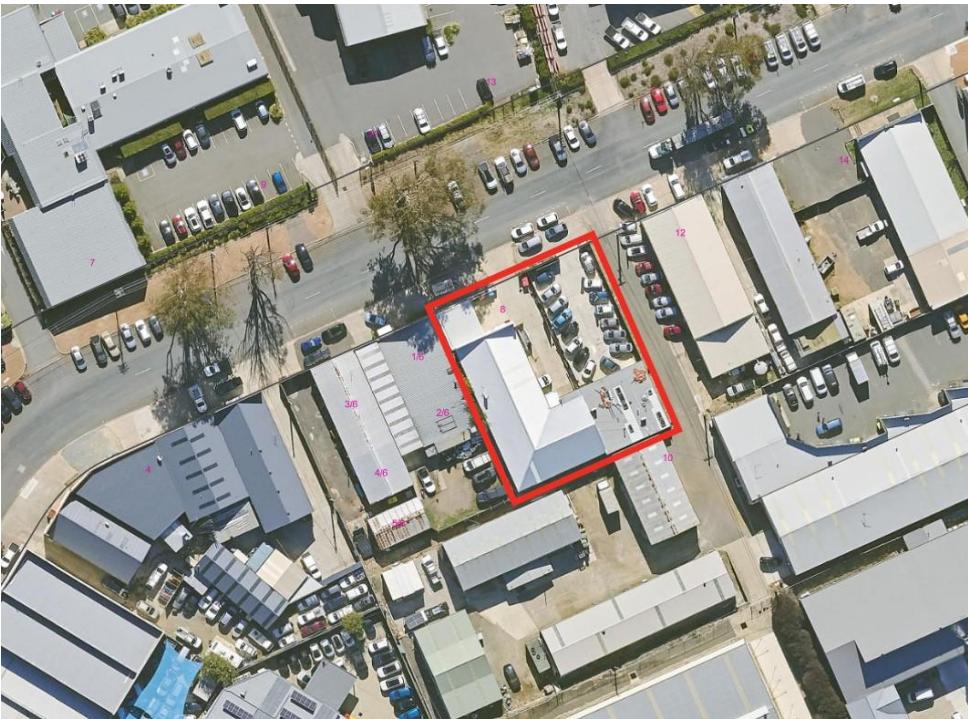


Information Memorandum

8 Geelong Street Fyshwick ACT Block 4, Section 11

Sentia Real Estate

Specifications

Property Type:	Industrial	Zoning:	IZ2
Block Area:	1,219m ²	Warehouse Area:	585.2m ²
<p>Recently renovated, the property comes with the benefit of an approved Development Application (DA) to expand the warehouse by a further 492.8sqm, unlocking significant future potential.</p> <p>Key Highlights:</p> <ul style="list-style-type: none"> - Territory Plan: IZ2 Industrial Zone - Total Site Area: 1,219sqm - Current Building Area: 585.2sqm - DA approval for additional 360.5sqm warehouse - Permitted uses include a wide range of industrial activities (excluding noxious trades), with allowance for a subsidiary caretaker's residence 			
<p>This is a rare chance to secure a quality site with a high-end existing building plus immediate scope to expand—perfect for owner-occupiers, investors, or developers looking to capitalise on the continued growth of Fyshwick's industrial market.</p> <p>Partially leased, the property currently has a passing gross income of approx \$127,000 pa, with an additional 339sqm vacant to either lease or occupy immediately.</p>			
<p>Situated on Geelong Street, the property offers excellent connectivity to major arterial roads and is surrounded by national operators, trade suppliers, and established businesses.</p> <p>The site is fully fenced and boasts a street frontage of approx. 32m and the depth of the block is approx. 38m.</p>			
Location:			

1) Lucent Imaging Pty Ltd

<u>Unit</u>	<u>Area</u>	<u>Net Rent</u> (ex GST)	<u>Termination Date</u>	<u>Option</u>
1	151	\$ 52,000	31 Jan 2029	3 + 3

2) Absolute Garage Solutions Pty Ltd

Existing Subleases:

<u>Unit</u>	<u>Area</u>	<u>Net Rent</u> (ex GST)	<u>Termination Date</u>	<u>Option</u>
C17	90	\$ 30,000	31 Jan 2027	1 + 1

3) Capital AD Pty Ltd

<u>Unit</u>	<u>Area</u>	<u>Net Rent</u> (ex GST)	<u>Termination Date</u>	<u>Option Period</u>
Land	200	\$ 45,000	Monthly	1

FY25-26 Forecasted outgoings:

General Rates: \$ 26,636.40

Building Management, Maintenance, and Water: \$ 4,462.84

Insurance: \$ 3,243.70

Lessee(s) contribution towards outgoings: \$8,391.96 PA

Total Owner outgoings payable: \$25,950.98 PA

Outgoings:

- ✓ Industry or industrie (other than a noxious trade); and
- ✓ Subsidiary to such industry or industrie provided that not more than one residence shall be erected on such land

Permitted Use:

Approval for an additional 360.5m² warehouse to be built on the site. Plans included in the sale.

Ground Floor = 265.2m²

Mezzanine Floor = 95.3m²

Development Application:



EXISTING DRIVEWAY

GEELONG STREET

PROPOSED PLANTER BOX
PROPOSED CARPORT

METAL FENCE

CAR PARK

CAR PARK

BICYCLE PARKING
BICYCLE PARKING

PROPOSED WAST COLLECTION AREA
EXISTING BUILDING

WORKSHOP 1

WORKSHOP 2

EXISTING TOILET

WORKSHOP 3

CONCRETE BLOCK
BUILDING
METAL
ROOF
FFL:572.27

STREET

571.32

571.38

571.50

244°41'23" METAL FENCE

32.005

WORKSHOP 7

WORKSHOP 6

WORKSHOP 5

WORKSHOP 4

APPROVED ADDITIONAL WORKHOUSES

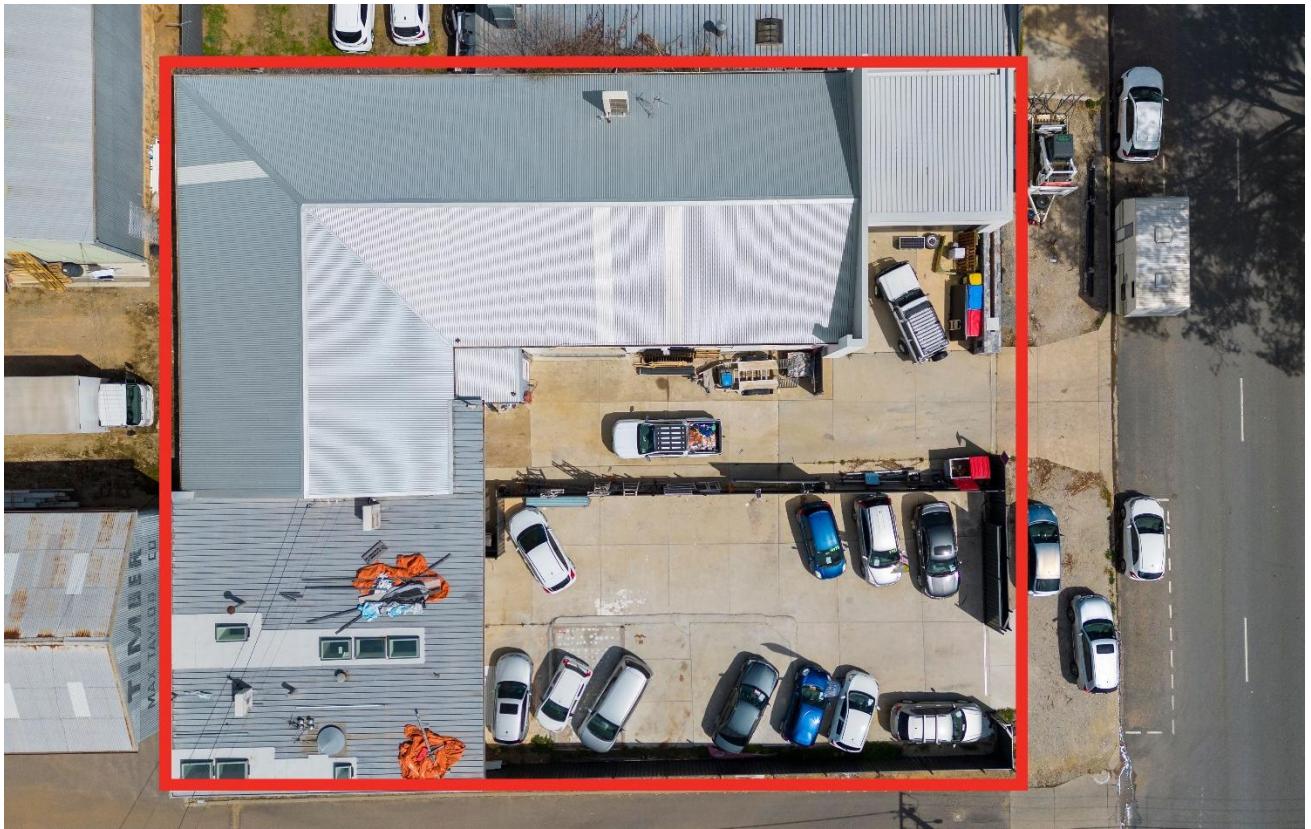
BLK 4
SEC 11
1219m²

SUBSIDIARY / WORKSHOP

244°41'23"

32.005

LANEWAY

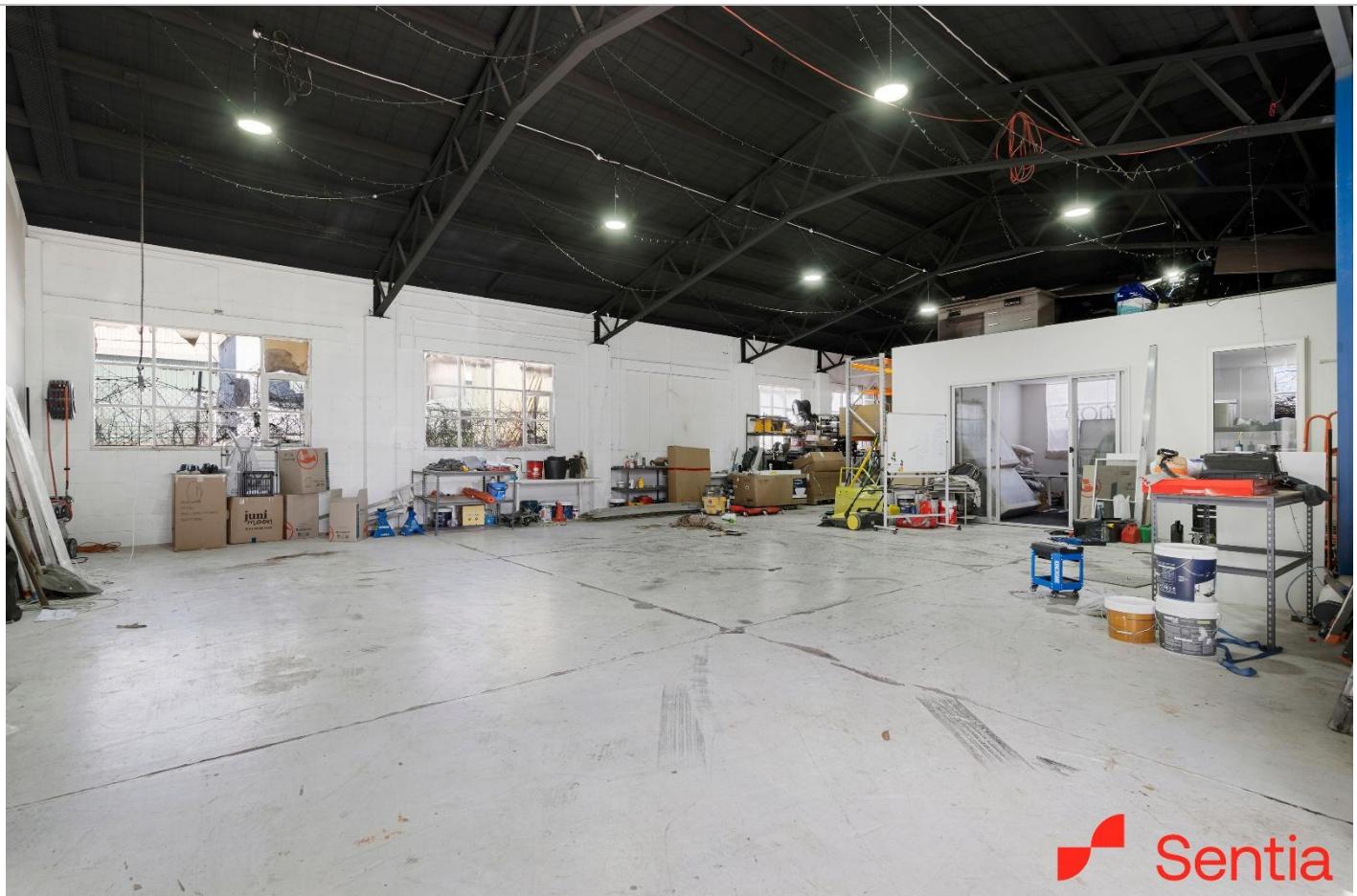


PRICE GUIDE

\$3,200,000

Exclusive of GST (if applicable).





 Sentia



 Sentia

CONTACT



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