



Canberra City, 122 Alinga Street

Core Canberra CDB Long Term Leased Investment Asset

Savills and LJ Hooker Commercial Canberra are proud to present 122 Alinga Street, Canberra City. This is a compelling opportunity to acquire a secure, fully leased retail investment in the heart of the CBD.

Located within the prominent Sydney Building, the property offers income stability underpinned by a diverse tenancy mix of well-established hospitality operators.

Key investment highlights:

- Fully leased retail investment generating over \$824,764* net income per annum
- Tenants pay 100% of outgoings (\$208,821* per annum)
- Weighted Average Lease Expiry (WALE) of 8.24* years
- Anchored by Fun Time Pony, One22, Bada Bing Dining Club and Al's Diner, all with full make good obligations at lease expiry
- More than \$5 million invested in recent capital upgrades - including new lift, electrical

For Sale

On Market for Sale at \$12,000,000

Building Area

1,198sqm

Contact

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Canberra

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and mechanical systems

- 1,198 sqm* Gross Floor Area across three levels
- Prominent corner position fronting Alinga Street, near the City light rail terminal

The property is For Sale at \$12,000,000 ex GST as a going concern.

For further information on this exclusive offering, or to arrange an inspection, please do not hesitate to contact the exclusive sales agents.

* Approx.

More About this Property

Property ID	480HXW
Property Type	Retail
Building Area	1198 m2

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