# Stuart Park, 22/90 Frances Bay Drive

## Tenanted investment with strong covenant

Units 22 and 27 are 96m² and 152m² of commercial office space, totaling 248m². Unit 22 is located on the Tiger Brennan side of the complex and includes full height glass partitioning with excellent natural light. Unit 27 is positioned on the first floor and is on the marina side of the building, it includes a balcony that looks over the marina.

Leased to multinational firm, Turner Townsend on a three year lease that commenced 1 January, 2024 and runs till 31 December, 2026. The current passing rent is $86,800 + GST, and the net annual income is $65,246 + GST.

"France Bay Village", 90 Frances Bay Drive is a two story commercial complex on approximately 6,690 square metres of "Specific Use Darwin 10" zoned land. The complex optimizes the frontage to Frances Bay Drive with the building positioned along the building including 20 60 degree car parks directly accessed from France Bay Drive. This complex offers 67 off street car parks so there are always car parks available.

**For Sale**
$870,000

**Building Area**
248sqm

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Tipperary Waters is a tidal locked marina estate, offering marina berths, low and medium residential, and commercial office and retail properties. Frances Bay Village is positioned on the western side of Tipperary Waters Marina Estate, it enjoys the frontage to France Bay Drive which acts as a service road to Tiger Brennan Drive and links through to the water body of the marina.

Tipperary Waters Marina Estate is a highly sought after location at the eastern most side of Stuart Park. Positioned on the eastern side of Tiger Brennan Drive.
This location is convenient for both in bound and out bound travelers with signalized intersections of Tiger Brennan Drive and Gonzales Road to the north and Frances Bay Drive to the south. Located within the Frances Bay precinct this location is a strong balance of waterfront commercial activities and prestige residential properties.
* 1.3 radial kilometres north east of the Darwin CBD.
* Adjacent to the east of Tiger Brennan Drive.

For more information on this outstanding investment please contact Lee Doyle 0403 348 243 ldoyle@ljhnc.com.au or Ryan Doyle 0405 192 389 rdoyle@ljhnc.com.au.

## More About this Property

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|---|---|
| **Property ID** | W7ZGWU |
| **Property Type** | Offices |
| **Building Area** | 248 m² |

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