



Stuart Park, 29/90 Frances Bay Drive

Leased Investment —Boutique Office Suite

Unit 29 is a 193 square metre commercial office, it is positioned on the first floor and is on the marina side of the building, it includes a balcony that looks over the marina. This unit is efficiently configured, It is mostly open plan with a meeting room and office next to the reception, the tenancy includes a kitchen, toilets and a storeroom.

Leased to Foundation Recruitment who are a recruitment and labour services business who have office in Queensland and Darwin.

The three year lease commenced 1 October 2023 and runs till 30 September 2026. The current passing rent is \$67,550 + GST, and the net annual income is \$50,189.72.

"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.

Tipperary Waters is a tidal locked marina estate, offering marina berths, low and medium

For Sale
\$669,000

Building Area
193sqm

Contact
Lee Doyle
0403 348 243
ldoyle@ljhnc.com.au

Ryan Doyle
0405 192 389
rdoyle@ljhnc.com.au

North NT
(08) 8924 0977

 **LJ Hooker Commercial**

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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 348 243 243 ldoyle@ljhnc.com.au or Ryan Doyle 0405 192 389 rdoyle@ljhnc.com.au.

More About this Property

Property ID	W6BGWU
Property Type	Offices
Building Area	193 m2

Lee Doyle 0403 348 243
Director | Commercial Sales & Leasing | ldoyle@ljhnc.com.au

Ryan Doyle 0405 192 389
Director | Commercial Sales & Leasing | rdoyle@ljhnc.com.au

North NT (08) 8924 0977
Suite 1/25 Parap Road, PARAP NT 0820
northnt.ljhcommercial.com.au | reception@ljhookerdarwin.com.au

