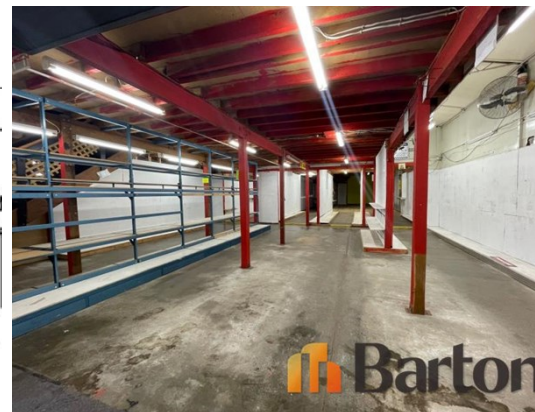


FRONT ELEVATION



Section 1



## 68 Barrier Street, FYSHWICK 2609

PRIME SHOWROOM THAT OFFERS GREAT OPPORTUNITIES

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Lot	600	\$250	\$150,000	Gross

All figures are exclusive of GST.

### Location

A busy industrial street of Fyshwick boasting many local and national traders located between Harvey Norman at the southern end and Good Guys at the northern end. Fyshwick is well known as Canberra's most dominant industrial precinct and is within close proximity to Hume, Queanbeyan and Canberra's CBD.



### Description

Currently undergoing renovations and will be available to occupy from March 2022 is 600 sqm of unique and centrally located showroom space, with kitchen + amenities, office and reception area. Over the previous 38 years, the property was occupied by a hardware/discount tools store. Allowing for awesome signage opportunity as the property has prime street frontage. See Artist impressions of the potential of the property after renovations. The property has a bonus 115 sqm rear shed with roller door which can be utilised by the incoming tenant at an additional rent.

Get in touch today to learn more about 68 Barrier Street and to arrange an inspection today.

### Outgoings

Increases in Outgoings above base year 30 June 2021

### Car Parking

Ample on-site parking



Long-established showroom retail precinct



Versatile

### Contact:

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