



## The National-Eighty Twenty Cafe, 21 Brisbane Avenue, BARTON 2600

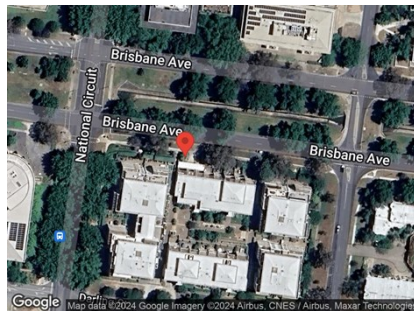
RETAIL CAFE

Unit:	Type	Investment/Vacant Possession	Area sqm	Sale Price
Ground Unit 6	Retail	Investment	303	\$1,060,000

All figures are exclusive of GST.

### Location

The unit is located on Brisbane Avenue, a main street through Barton. The cafe services the busy Parliamentary triangle with private and government offices. It is central and easy walking distance to a number of government departments.



### Description

Incorporating 303 sqm unit with a large, 86 sqm enclosed courtyard at the front and the balance is a fully, fitted out cafe-kitchen. This includes:

- Grease Traps
- Exhaust
- Two basement carparks
- All fixed equipment for a turn-key cafe.

Leased to 30th June 2025 with a 5 option.

### Rental/Rental Potential

Estimated net income. \$44,289

### Estimated Outgoings

\$28,511

### Estimated Net Return

4.4%

### Contact:

**Brett Barton**  
 P 02 6282 9090  
 M 0418 633 447  
 E brett@bartonproperty.net.au