



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

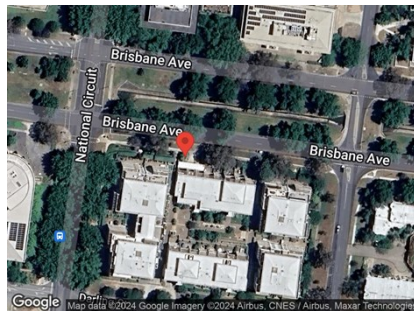
RETAIL CAFE

| 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%

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