



96 Barrier Street, FYSHWICK 2609

SHOWROOM OPOSITE HARVEY NORMAN

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
G1	600	\$225	\$135,000	Gross

All figures are exclusive of GST.

Location

Fyshwick is a recognised industrial suburb, located in the south east of Canberra, with 2 of Canberra's main roads running close by. It neighbours the NSW border with Queanbeyan and is 10 minute drive from Canberra Airport

Description

96 Barrier Street with a modern facade offers prime street frontage on Barrier Street, directly opposite Harvey Norman, ensuring unparalleled visibility in a high-traffic area. Perfectly suited for bulky goods or furniture retailers, the premises boasts a versatile layout and high-quality features to accommodate a range of business needs.

The building is fully air-conditioned for year-round comfort and features ample on-site car parking, providing convenience for both staff and customers. Roller door access enhances functionality, allowing for efficient goods handling and storage.

Available now, 600 sqm of ground-floor space with polished concrete open plan space, great natural light, complete with shared access to an expansive 850 sqm rear yard, ideal for additional car parking or storage. The property also includes four bathrooms and a kitchenette.

Key Features:



Contact:

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- Prime location on Barrier Street with excellent street frontage
- 600 sqm ground-floor space
- 850 sqm shared rear yard for parking and storage
- Fully air-conditioned
- Roller door access for easy goods handling
- Ample on-site car parking
- Bathroom and kitchenette

Don't miss this opportunity to position your business in one of Fyshwick's most sought-after locations. For more information or to arrange an inspection, contact Barton Commercial Property today!

Outgoings

Increases above a base year

Car Parking

Ample on-site parking