# **For Lease**







## 68 Barrier Street, FYSHWICK 2609

Endless Possibilities on Barrier Street!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	564	\$266	\$150,000	Gross
Unit 2	568	\$190	\$108,000	Gross
Unit 3	240	\$133	\$32,000	Gross
Whole Property	1,372	\$211	\$290,000	Gross

All figures are exclusive of GST.

### Location

A busy industrial street of Fyshwick boasting many local and national traders. Fyshwick is well know as Canberra's most dominant industrial and bulky goods precinct.

#### Description

Now available to lease, 68 barrier street has recently become fully vacant and presents the opportunity to lease the whole property. Currently undergoing a brand new façade replacement, and internal renovations. This is a great opportunity to lease a unique, centrally located showroom/office space + warehouse.

With the ability to lease half, 564 sqm or the whole building of 1,372 sqm on a 1,738 sqm block. Allowing for pristine signage opportunity as the property has prime street frontage. See artist impressions of the potential of the property after renovations which are currently undergoing.

- Versatile open place space

- Wide purpose clause

## 0 Long-Versatile

established showroom retail precinct

### Contact:

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## www.bartonproperty.net.au

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- Prominent street frontage

- 564 sqm of showroom, which can be easily converted into office

- 568 sqm of warehouse with roller door access onto Barrier Street

- 240 sqm of additional warehouse/storage with side roller door access

- Block size 1,738 sqm

Get in contact with Barton Commercial Property to learn more about 68 Barrier Street and to arrange an inspection today.

Outgoings C Increase above a base year S

Car Parking Street Parking

# www.bartonproperty.net.au

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