



## 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 known 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



Long-established retail precinct



Versatile showroom

### Contact:

**Patrick Barton**  
 P 02 6282 9090  
 M 0459 690 788  
 E patrick@bartonproperty.net.au



- 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**

Increase above a base year

**Car Parking**

Street Parking