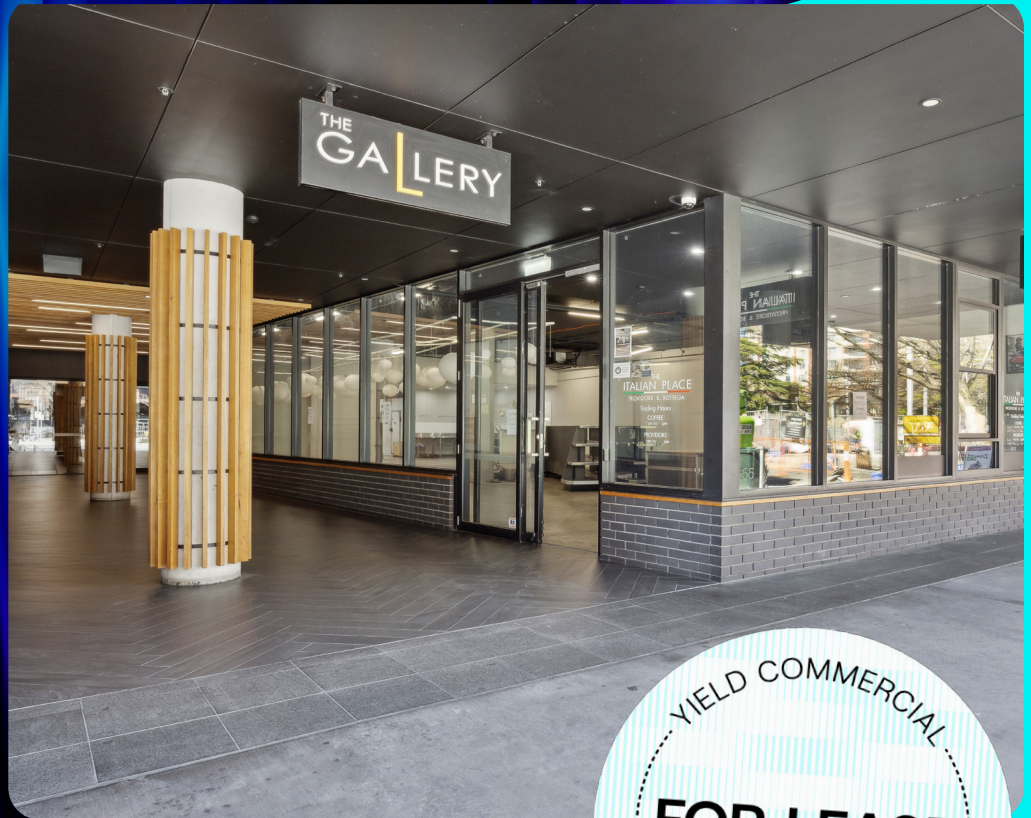




55/40 Mort Street, BRADDON

Annual Rent: **\$145,000 pa + GST & Outgoings**

Yield Commercial is excited to offer for lease 55/40 Mort Street, Braddon ACT, an exceptional 269sqm commercial space ideal for food and beverage, retail, indoor recreation, and a variety of other business uses.

Highlights:

- + 269 sqm of versatile commercial space
- + Dual street access with double entry points
- + Provision for grease trap installation
- + Existing cool room included
- + Fully air-conditioned throughout
- + Upgraded air conditioning throughout
- + Expansive glass frontage offering excellent natural light and exposure
- + Two dedicated on-site car spaces
- + Can be split into two separate units

Location Highlights:

- + Prime inner-city precinct known for its vibrant dining, retail, and entertainment scene
- + High foot traffic location popular with professionals, residents, and visitors
- + Close proximity to the Canberra CBD and major government offices
- + Well-connected with public transport and surrounded by established amenities

Additional Leasing Options:

55A (155 sqm)
Rent: **\$98,500 pa + GST & Outgoings**

55B (102 sqm)
Rent: **\$50,000 pa + GST & Outgoings**

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