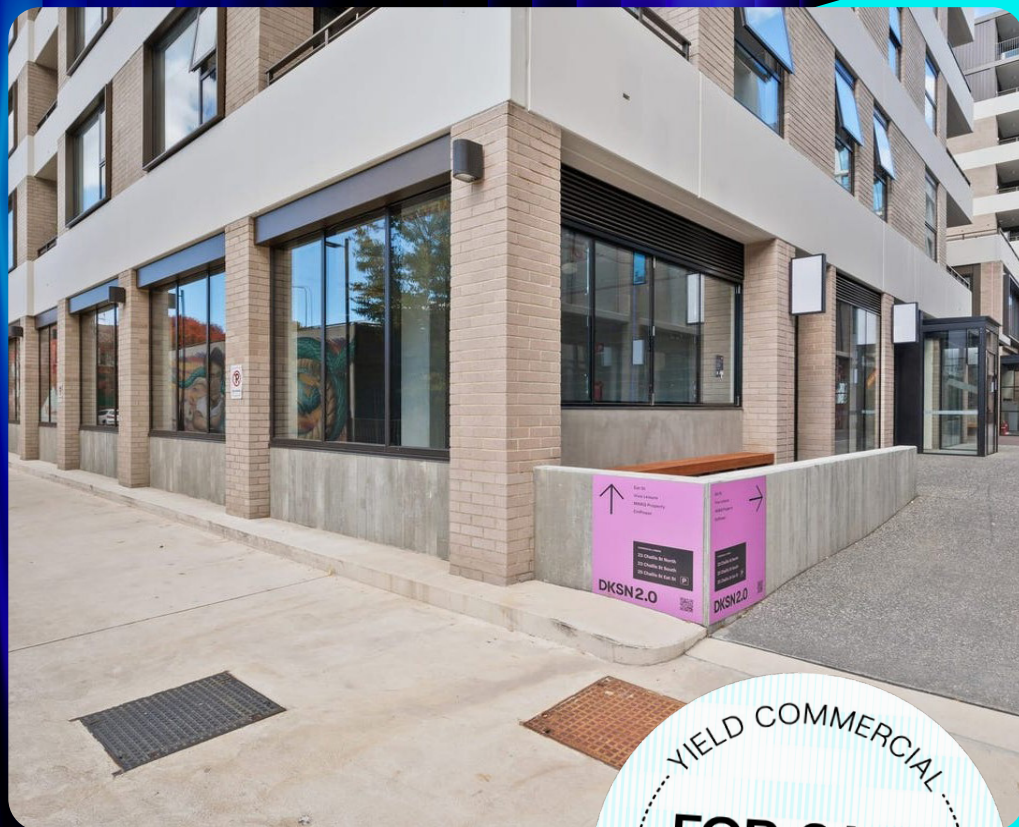
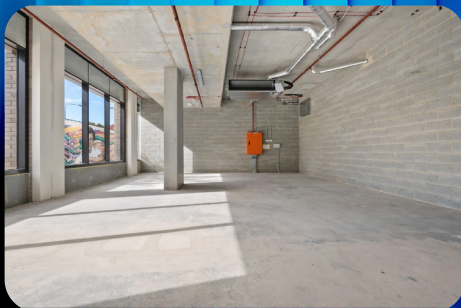




C16/25 Challis Street, **DICKSON**

Yield Commercial is pleased to offer this food and beverage opportunity for sale or lease within one of the capital's newest dining precincts. The tenancy is well-appointed with essential services, basement storage, and a dedicated car park, within a curated precinct designed to support a diverse mix of hospitality operators.

Highlights:

- + Prime 88sqm ground floor tenancy
- + Grease trap and exhaust provision already in place
- + Expansive glass frontage with bifold windows
- + High-exposure illuminated precinct signage
- + Convenient access to shared public amenities
- + Fully serviced with air conditioning, gas, and water connections
- + Includes one dedicated on site car space

Location Highlights:

- + 15,000 + Daily Commuters
- + 2,500+ Employees
- + 4km from the CBD
- + Major Light Rail stop
- + Bus interchange for North Canberra
- + 280+ public car spaces

FOR LEASE:
\$48,400 pa + GST

FOR SALE:
\$690,000 + GST

Steve Burke

0428 434 464

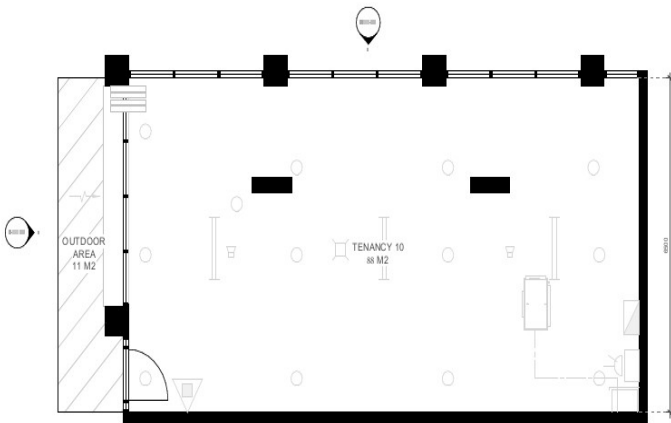
sburke@yieldcommercial.com.au

Joseph Garufi Del Castillo

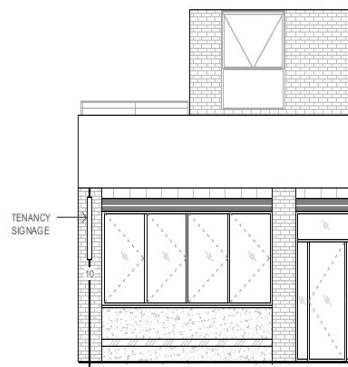
0457 431 877

jgarufi@yieldcommercial.com.au

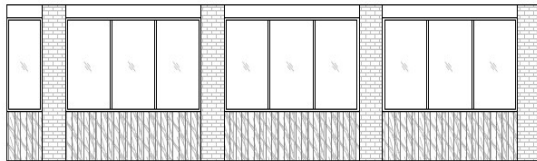




1 SHOP 10 GROUND FLOOR PLAN
1 : 100



2 SHOPFRONT 10 DETAIL ELEVATION 01
1 : 100



3 SHOPFRONT 10 DETAIL ELEVATION 02
1 : 100