



C26/23 Challis Street, **DICKSON**

Yield Commercial is excited to bring to market this outstanding 71 sqm retail opportunity in the heart of DKS's thriving Eat Street precinct. Available now for sale or lease, this is your chance to secure a prime position in one of the area's most sought-after dining destinations.

Highlights:

- + 71 sqm retail space + 29 sqm exclusive outdoor dining area
- + Premium LED lighting & illuminated precinct signage
- + Water and waste connections below the slab
- + Ducted air conditioning included
- + Secure basement car space included
- + Prime Eat Street location in DKS with high foot traffic
- + Stamp Duty Free
- + Ideal for a range of food and beverage concepts

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:
\$45,000 pa + GST
& Outgoings

FOR SALE:
\$490,000 + GST

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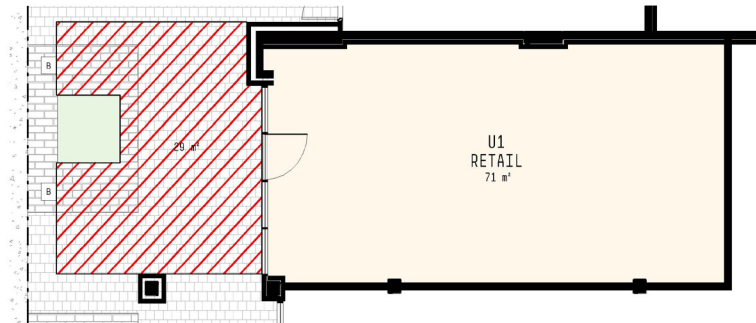
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DK
SN

STAGE 2

U1
RETAIL



- 1. Unit
- 2. Outdoor

0m 1m 2m 3m 4m 5m

This layout may be subject to minor amendments and dimensional changes to suit final working drawings and grid layouts. Unit area has been calculated using EPS200 guidelines. Area measured from centre line of party walls and outside external walls.

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