



C25/23 Challis Street, **DICKSON**

Yield Commercial is pleased to present this prime 512sqm ground floor opportunity, exclusively available for lease in Dickson's vibrant food and beverage precinct, ideally suited for grocery, food and beverage operators.

Highlights:

- + 512sqm ground floor space with exclusive outdoor area
- + Existing grocery store fit-out ready to go
- + Cool rooms, freezers & air conditioning included
- + Rear storage with undercover loading dock access
- + 4 dedicated on-site car parks
- + Prime location in Dickson's vibrant food precinct
- + Electric entry doors
- + Suits grocery, food & beverage operators

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:

\$249,200 + GST & Outgoings

Steve Burke

0428 434 464

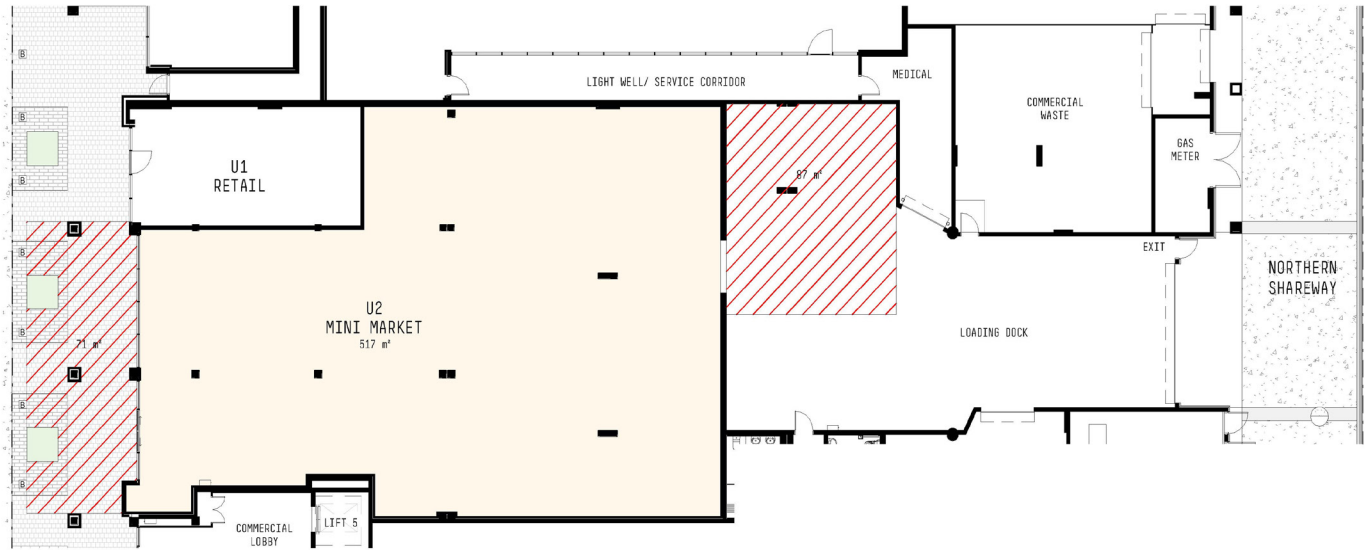
sburke@yieldcommercial.com.au

Joseph Garufi Del Castillo

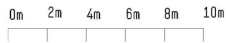
0457 431 877

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- 1. Unit
- 2. Unit Subsidiary



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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