



## 1 Albany Street, FYSHWICK 2609

*Premiere Site In the Heart of Fyshwick*

### Location:

### Description:

This high-exposure and premiere site is located on the corner of Albany Street and Collie Street. This property is a rare offering in the industrial hub of Fyshwick, home to many of the Nation's prime retailers.

Comprising of extensive hardstand of 1,645 sqm and 377 sqm of showroom and warehouse space, this address is perfect for a car dealership, tool hire business and many other businesses.

### Features include:

- Hardstand yard
- Electric Gate
- High clearance showroom
- Polished concrete floors
- Office area
- Warehouse with wash bay
- High clearance roller door
- Wash bay with drain
- Storeroom
- Amenities

<b>Premises:</b>	Unit 5 & 5A
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	TBA
<b>Total m<sup>2</sup>:</b>	2,022
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Frank Morella</b> 0411 522 888 fmorella@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>