



## 43 Colbee Court, PHILLIP 2606

*Retail Delight*

### Location:

### Description:

Situated in the booming business hub of Phillip, surrounded by a strong mix of retail, office and light industries, this compact unit offers excellent exposure! Phillip is in strong demand with low vacancy rates and high traffic.

Comprising of 169sqm of showroom, 30sqm of rear yard, 8sqm of lockable storage space and 2 carparks this tenancy has it all. With a broad purpose clause, central location, and an open-plan blank canvas the opportunities are endless.

For more information or to arrange an inspection please contact Ben Owen or Frank Morella.

Premises:	Unit 2
Area m <sup>2</sup> :	169
Rent PA:	\$45,000
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>