



BRADDON
14/1 Elouera Street

54 sqm

1 

Entry Level Tenanted Investment New 5+3 Year NET Lease with Quality Fitout

Sold

Raine & Horne Commercial Canberra are pleased to offer Unit 14 'Midnight' Braddon as a tenanted investment.


Developed and built by esteemed developer, Geocon and designed by world-renowned architect, Fender Katsalidis, Midnight is located in on the prominent City Gateway site adjacent to the Elouera Street light rail stop on Northbourne Avenue. The Midnight development comprises 230 high-end residential apartments, a 200-room 5-star Marriott hotel, 23 ground-floor and lower ground-floor commercial tenancies and a 137-space public car park.


The 23 ground-floor and lower ground-floor commercial units comprise a range of boutique style commercial tenancies ranging from 40sqm to 130sqm with some having external frontage onto Mort Street and Northbourne Avenue and others facing into an internal atrium linked to the hotel lobby. Current occupiers include Boy + Co Barber Studio, AJ Hair & Bridal, Geodetica, The Vein Institute, Bauerfeind, Flawless Boutique Skin Clinic, Forcefield Services, DesignHer Beauty, Australian Corporate Advisory, Night Nurse Skin Clinic, Expert

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| Property ID | L21935515 |
| Property Type | Retail |
| Building / Floor Area | 54 |
| Car Spaces | 1 |

AGENT

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Orthopaedics, Solution Tech, Podiatry Professionals Sports Hub, The Midnight Bar and the Braddon Merchant Restaurant.

Unit 14 is a 54sqm rectangular-shaped tenancy located within the open-air internal atrium adjacent to a magnificent waterfall feature flowing down from the hotel infinity pool. The property comes with a secure basement carpark and storage cage on title. The unit has a brand-new 5+3 year brand-new NET lease in place to DesignHer Beauty commencing on 1st March 2024 at \$30,000pa +GST plus 100% of outgoings (rates, strata & water charges).

For further information or to arrange an inspection, please contact Raine & Horne Commercial Canberra.