



**BELCONNEN**  
5/68 Emu Bank

84 sqm

## Retail Leasing Opportunity in the heart of Belconnen

### Price on Application

Raine & Horne Commercial Canberra are pleased to offer Part Unit 5/68-70 Emu Bank, Belconnen for lease / sale.

Located in the vibrant heart of Belconnen, the property is just 6kms from Canberra's CBD and contains four individual ground floor retail shops providing excellent redundancy in rental streams. The property is located on the bank of Lake Ginninderra and benefits from this strategic position, the lakeside is popular with lunch goers and university students alike, there is a walk way bridge from the university dormitories that lands students right in-front of the Crust Pizza tenancy as they cross the lake.

Unit 5 is configured into 3 separate tenancies, as follows:

- Tenancy 1 – 170sqm (Leased to Choppers Gym)
- Tenancy 2 – 84sqm (vacant – for lease)
- Tenancy 3 – 124 sqm (Leased to Crust Pizza)

Property ID	L27944458
Property Type	Retail
Building / Floor Area	84

### AGENT

**Mark Nicholls**

📞 0417239551

✉️ [mark.nicholls@canberra.rhc.com.au](mailto:mark.nicholls@canberra.rhc.com.au)

This versatile ground-floor space is suitable for a variety of businesses, including retail shops, professional services, or a cafe/restaurants. The unit boasts a flexible layout allowing for a customized fitout tailored to the specific needs of your business. Additional amenities include ample public parking spaces available for both staff and visitors, adding further appeal to this desirable location.

Strategically positioned with street frontage in a high-traffic area, the property benefits from excellent visibility and accessibility. It is located near major commercial establishments, residential areas, and just minutes away from public transport options, providing easy access for both staff and clients.

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