

# Raine&Horne. Commercial

FYSHWICK  
52 Barrier Street

750 sqm

Prominently Located Industrial Warehouse / Bulky Goods  
Retail Showroom

Sold

Raine & Horne Commercial Canberra are pleased to exclusively present 52 Barrier St, Fyshwick for Sale with vacant possession.

52 Barrier Street is a single titled property in Inner South Canberra's premier industrial and bulky goods retail destination of Fyshwick. The property is a standalone building designed for industrial and bulky goods retailing which is currently occupied by Oz Design Furniture for the use of furniture sales, who are due to vacate shortly.

The property sits on a regular-shaped block measuring approx. 1,467sqm with a generous frontage to Barrier Street of approx. 30m with ample customer parking to the front. The frontage comprises four sets of windows (each equipped with roller shutters for added security) plus a motorised roller door (2.6m high x 3.5m wide) accessing a warehouse on the right-hand side. On the left-hand side of the warehouse is a secure gate leading to a rear yard area for additional parking or storage.

Internally the building is currently subdivided into two sections; a retail showroom of approx.

Property ID	L28457325
Property Type	Industrial/Warehouse
Building / Floor Area	750

## AGENT

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600sqm (~30m X 20m) and a warehouse with an administration office and kitchenette of approx. 150sqm (~30m X 5m) . The building is constructed of concrete floors, brick walls, metal roof with a fitout comprising 2 toilets (one DDA compliant with shower), 3 reverse cycle heaters/coolers ducted through a grid ceiling plus 30kw of solar on the roof.

- Prominently located on one of Fyshwick's busiest thoroughfares, Barrier Street
- Situated in close proximity to Harvey Norman, Bing Lee, Tool Box Depot, Bunnings Warehouse, BCF & Canberra Outlet Centre
- Approx. 750sqm standalone building on a ~1,467sqm block with ~30m frontage
- Multiple front windows / motorised roller door
- Gated rear yard area for additional parking / storage
- Fitted out with grid ceiling, 2 toilets (one DDA compliant with shower), 3 reverse cycle heaters/coolers
- Approx. 30kw of solar on the roof

52 Barrier Street is for sale by Expression of Interest closing Wednesday 30th October 2024. For more information or to arrange an inspection, please reach out to the exclusive agents at Raine & Horne Commercial Canberra.