

# Raine&Horne® Commercial

WRIGHT  
4/76 Steve Irwin Avenue

138 sqm

Secure Your Spot in Molonglo Valley's Premier  
Commercial Precinct @ Koko

Price on Application

Raine & Horne Commercial is pleased to present Unit 4 at KOKO Wright, a brand-new 153sqm commercial tenancy positioned in one of Canberra's fastest-growing lifestyle precincts.

Delivered as a high-quality cold shell, this ground floor space provides the perfect blank canvas for operators seeking to establish a boutique or specialty food offering, dessert bar, or hospitality concept in a thriving mixed-use precinct. The site has access to grease trap and disabled toilet.

Koko is set to become the main commercial centre for the rapidly developing Molonglo region. Now is the perfect time to secure a site @ Koko with approximately 20,000+ current residents in the catchment area, projected to increase to over 55,000 in the years to come.

Located just minutes from some of Canberra's greatest offerings, including the iconic National Arboretum, internationally renowned mountain biking park, Stromlo Forest Park, and the ever-stunning Cotter Reserve, all whilst only being a mere 15 minutes from the City.

Property ID	L37971373
Property Type	Retail
Building / Floor Area	138

AGENT

**Anthony Vatalis**  
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## Tenant Mix & Amenities

The centre boasts a diverse mix of confirmed commercial tenants, including:

- Woolworths
- Aldi
- KFC
- BWS
- Capital Chemist
- FB Café
- Moe & Co Barber
- Turkish 55 Restaurant & Takeaway
- Cycle City Bike Shop
- Molonglo Dentist

This diverse tenant mix ensures a steady flow of foot traffic and a vibrant community atmosphere.

Ample Parking: Over 250 car parks designated for shoppers, customers, and visitors.

For further details please contact Anthony Vatalis on 0420-677-890 or Cody Edwards on 0406-747-049