

Raine&Horne.[®] Commercial

GUNGAHLIN
427/1 Anthony Rolfe Avenue

69 sqm

HIGH EXPOSURE GROUND FLOOR COMMERCIAL

\$47,000pa +GST

Raine & Horne Commercial are pleased to offer Unit 427 'Infinity Towers' Gungahlin for lease.

Positioned in a high-exposure location with excellent street presence, this versatile ground floor commercial tenancy offers an outstanding opportunity for businesses seeking visibility, accessibility and a functional layout. Suitable for retail, office, showroom or service-based operators, the property delivers strong signage potential and consistent passing traffic on the junction of Anthony Rolfe Avenue and Gundaroo Drive.


Featuring large front windows that maximise natural light and display opportunities, the premises provide a welcoming and practical layout ready to accommodate a wide range of business uses. The open-plan configuration allows flexibility in design, with the ability to customise the space to suit your operational needs.

Key Features:

- 69sqm commercial unit on the ground floor of Gungahlin's tallest mixed use development

Property ID	L37981093
Property Type	Retail
Building / Floor Area	69

AGENT

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- High-exposure ground floor position fronting busy intersection
- Excellent signage opportunities
- Large street-facing windows and strong natural light (fitted with roller blinds)
- Versatile layout to suit retail, showroom or office use
- Warm shell fitout with vinyl flooring, painted plasterboard walls, LED downlights, toilet & sinks
- Storage room with additional sink
- Wall mounted split system air-conditioner
- Easy access for customers and staff
- Close proximity to public transport, parking and key amenities
- Suitable for a wide range of business uses including shop, health facility, indoor recreation & restaurant
- 1 secure basement carpark on title

This is a rare chance to secure a prime ground floor commercial tenancy in a tightly held location. Enquire today with Raine & Horne Commercial to arrange an inspection or request further information.