

Raine&Horne.[®] Commercial

PALMERSTON
1/2 Tiptree Crescent

426 sqm

Established Supermarket Owner-Occupier Opportunity

Price on Application

Raine & Horne Commercial Canberra are pleased to present IGA X-Press Palmerston for sale.

Located within the well-established suburb of Palmerston in Canberra's thriving northern region, this opportunity offers a fully fitted and operational supermarket positioned within a busy neighbourhood shopping centre servicing a strong and growing residential catchment. Palmerston forms part of the highly desirable Gungahlin district-one of Canberra's fastest-growing areas-characterised by family households, stable employment demographics and consistent population growth.

The property comprises a 426sqm regular-shaped supermarket tenancy, with the total unit area incorporating both the main shop floor and the rear back-of-house loading dock, allowing for efficient stock delivery, storage and operational functionality.

The supermarket is positioned within a vibrant neighbourhood shopping centre anchored by a mix of essential service providers and convenience retailers including Capital Chemist, Balance Family Chiropractic, Palmerston Takeaway, an on-site ATM, Kumon Education Centre, Hair Journey and Palmerston Medical Centre. This diverse tenant mix generates strong daily

Property ID	L38862379
Property Type	Retail
Building / Floor Area	426

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Anthony Vatalis

 0420677890

 anthony.vatalis@canberra.rhc.com.au

uisitation and consistent foot traffic from surrounding residents and the nearby Palmerston Primary School.

The property benefits from ample on-grade customer parking directly servicing the centre, providing convenient access for shoppers and supporting the strong trade generated by the surrounding neighbourhood and is fully fitted out and currently operating as a grocery store. With the existing fitout including shelving, freezers, refrigeration units and associated grocery store infrastructure, along with all fixtures and fittings currently in place, plus the existing stock, this presents a true turnkey opportunity for supermarket operators, investors or owner-occupiers seeking immediate operational capability.

Full financial information and a detailed asset list can be provided upon request.

Strategically positioned within a densely populated residential catchment, the centre functions as a convenient local retail hub servicing surrounding households and benefiting from consistent neighbourhood patronage.

Key Features:

- 426sqm regular-shaped supermarket tenancy
- Unit area includes shop floor and rear back-of-house loading dock
- Located within a busy neighbourhood shopping centre in Palmerston
- Surrounded by established retailers and essential services
- Fully fitted grocery store including stock, shelving, freezers and refrigeration
- All fixtures and fittings currently in place included in the sale
- Ample on-grade customer parking servicing the centre
- Strong residential catchment within the Gungahlin district
- Turnkey opportunity for investors or owner-operators
- Full financials and asset list available upon request

IGA X-Press Palmerston represents a rare opportunity to secure an established supermarket premises and the goodwill of the business within one of Canberra's most family-oriented and rapidly growing regions.

For further information or to arrange a confidential discussion, please contact Raine & Horne Commercial Canberra.