

# Raine&Horne® Commercial

Raine&Horne®  
Commercial

FYSHWICK

1&2/125-127 Gladstone Street

800 sqm

Prime standalone building with great exposure

Price on Application

Raine & Horne Commercial Canberra is proud to present a unique opportunity to acquire this strata-titled commercial building.

- Unit 1 – Ground floor retail approx 414sqm

Currently leased to Wattle Paints expiring July 2027 generating approx. \$10,000 per month

- Unit 2 – Secure upstairs offices approx 400sqm

Currently fitted out as offices (vacant)

For the right buyer, this property offers a wealth of versatile opportunities-operate your business from the upstairs office while earning rental income from the ground floor retail, or utilise the ground floor showroom for your business and lease the upper level. The flexible layout caters to both investors and owner-occupiers seeking to capitalise on dual-use potential.

Property ID	L38896485
Property Type	Retail
Building / Floor Area	800

## AGENT

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Strategically located in the heart of Fyshwick, one of Canberra's most dynamic and tightly held commercial precincts, this property is surrounded by a vibrant mix of retail outlets, cafés, and essential services-and is conveniently adjacent to ample free Council parking.

**Key Features:**

- Strata title prime ground floor retail offering
- Positioned in a high-traffic retail hub
- Strong rental income potential
- Future capital growth prospects
- Surrounded by established businesses and daily vehicle traffic
- Rear loading dock with parking for ground floor tenancy
- Easy customer access with free parking at your door
- Exceptional opportunity for astute investors or owner-occupiers looking to secure a foothold in one of Canberra's most sought-after commercial area.

For more information please contact Raine & Horne Commercial Canberra.