



## UNIT 1C 77 GERARD STREET EAST CANNINGTON

### PROPERTY PROFILE

- ▶ RENT P.A \$37,500 + GST
- ▶ OUTGOINGS \$7,021 + GST
- ▶ AREA 108m<sup>2</sup>
- ▶ RETAIL

### PROPERTY FEATURES

- ▶ PARKING AVAILABLE
- ▶ FLEXIBLE LEASE TERMS
- ▶ GREASE TRAP
- ▶ ELECTRONIC SWIPE ACCESS
- ▶ SEPARATE TOILET & SHOWER
- ▶ AIRCONDITIONING
- ▶ NBN READY

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### OUTSTANDING LOCATION

This brand new location is a prime opportunity for any retail, catering or commercial business looking to establish themselves in an area with little competition.

Situated within a mixed use development, Surrounded by residential properties and directly opposite Gibbs Street Primary School.

In addition, being located on a busy corner offers exceptional exposure, so you're bound to be noticed!

Existing facilities are already in place to save time and expense upon fit out, making this the ideal retail space.

Call today to book and inspection.

# Churchill Knight

COMMERCIAL REAL ESTATE

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