



Kaleen, Unit 1, Kaleen Shopping Centre/6 Gwydir Square

Rare Small Retail Investment Opportunity

LJ Hooker Commercial Canberra is pleased to exclusively offer For Sale, Unit 1, Kaleen Shopping Centre Gwydir Square Kaleen

Acacia Hair & Beauty, a long-standing Kaleen business occupies Unit 1 on a new 5+5-year lease from 1 November 2023 and is responsible under the lease for 100% of the outgoings on this unit.

Unit 1 is approximately 51sqm and is one of eight units in this vibrant local shopping centre with a diverse range of tenants including a Supaexpress Farmers Market, pharmacy, cafe, restaurant, pizza & snack bar, dentist and reading clinic.

The area immediately adjacent to this unit recently underwent a significant transformation with the ACT Government undertaking a major upgrade to this local centre including new

 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
Please Call

Building Area
51sqm

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seating, shaded structure, new accessible public toilet block and upgraded lighting, landscaping, and public parking arrangements.

This very popular local shopping centre is highly visible to passing traffic and located just off Maribyrnong Avenue adjacent to the Ampol Service Station and the Maribyrnong Primary School. The property is approximately 10 minutes drive to Belconnen Town Centre and less than 15 minutes drive to the CBD.

Unit 1, Kaleen Shopping Centre is now available For Sale via Offers to Purchase with a Price Guide of \$550,000+. The sale price on this property will fall below the ACT Stamp Duty Threshold making the transaction Stamp Duty Exempt.

Do not miss this rare retail investment opportunity, contact the Exclusive Selling Agents Today.

More About this Property

Property ID	46PHXW
Property Type	Retail
Building Area	51 m ²

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