



Ground Floor Retail in Corner Location Amaroo Shops

Retail • Medical/Consulting

4/2 Emerald Way, Amaroo, ACT 2914

Floor Area: 126 m²

Land Area: 126.00 m² (approx)

For Sale or Lease

Contact Agent

Property Description

- 126 sqm
- Wide purpose clause
- Available now

For Sale/Lease unit 4/2 Emerald Way is one of the newest mixed use developments in the busy Gungahlin Growth corridor. The ground floor corner unit is part of the new 'Pioneer' apartment complex located adjacent to the Amaroo group centre with excellent visibility from the busy Horse Park Drive.

This unit is in close proximity to the Amaroo Super School, childcare centre, service station and Amaroo group centre including a Coles supermarket and close to 10 specialty retailers.

Other features include:

126 sqm of internal area with additional outdoor space

2 secure basement car spaces are included on title

Private disabled amenities included

Wide range of uses including: business agency, medical, community use, restaurant and financial establishment

Provisions available for grease trap and exhaust

Asking rent is from \$66,000 per annum + GST



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