



## SEEKING POPUP USERS

### Description

- OUTSTANDING AND VERSATILE OFFERING
- HIGH TRAFFIC RETAIL PRECINCT
- HEAVILY ANCHORED SHOPPING STRIP

Gorman Allard Shelton are pleased to offer for Lease this sensational retail opportunity on beloved Carlisle street, Balaclava.

Key attributes include:

- \* Tenancy area: 118 sqm
- \* Substantial parking at rear
- \* Large Carlisle Street frontage
- \* Well lit throughout
- \* Connected to all public transport amenities

238 Carlisle Street is situated in a high profile area with droves of daily commuters at your doorstep! Available as an empty shell, the space has undeniable mixed use opportunity & potential.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*Approx

**Area m<sup>2</sup>:** 118.00

**Rent PA:** Contact Agent

**Outgoings:**

**Contact:** Jarrod Nankin  
0422 800 228  
jarrodnankin@allardshelton.com.au

**Patrick Kerr**  
0451 142 791  
patrickkerr@allardshelton.com.au