



**B1A/Unit 4, 17 University Avenue, Palmerston City**



## EXCEPTIONAL COMMERCIAL LEASE OPPORTUNITY IN THE HEART OF PALMERSTON CBD

Located in the bustling Palmerston CBD, this is a rare chance to secure prime shop/office space in a sought-after location. This single-story building offers a flexible and cost-effective leasing opportunity for businesses looking to thrive in the city's core.

### Property Highlights:

- **Size:** 102.7m<sup>2</sup> of versatile space
- **Comfort:** Fully air-conditioned for a pleasant working environment
- **Leasing Terms:** Flexible and highly competitive
- **Tenant Mix:** Established and quality tenants
- **Prime Location:** Positioned in the heart of Palmerston's CBD, with convenient access to all local amenities
- **Cost-Effective:** A budget-friendly shop/office solution with competitive rates
- **Outgoings:** Budgeted outgoing available upon request
- **Parking:** Ample parking spaces for both customers and clients
- **Facilities:** Convenient communal facilities including toilets (female, male, and disabled) and sink

📏 102.70 m2

**Price** \$39,658.68 Per Annum

**Property Type** Commercial

**Property ID** 2032

**Land Area** 102.70 m2

**Office Area** 102 m2

### AGENT DETAILS

Lee Stevenson - 0448 468 039

### OFFICE DETAILS

Darwin

74 Cavenagh Street Darwin NT 0800

Australia

08 8943 2432

This property offers an exceptional opportunity for your business to be part of Palmerston's thriving commercial hub.

For further details or to arrange an inspection, please contact us today.

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