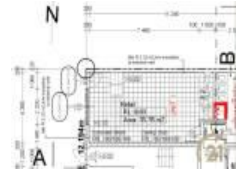


1/35 Barbara St, Fairfield, NSW 2165

Leased - \$550

Retail Shop



## GROUND FLOOR RETAIL OPPORTUNITY

Position your business for success with this well-located ground floor retail space in the heart of Fairfield. Available for lease, 1/35 Barbara Street presents an excellent opportunity to secure a shopfront within walking distance to the vibrant Fairfield CBD and its full range of amenities.

**Open for Inspection**

By Appointment.

Located beneath a residential complex, the shop enjoys consistent foot traffic from local residents and surrounding businesses. With approximately 35sqm of internal space, it is perfectly suited for a variety of uses including retail, office, or service-based operations.

### Key Features:

- \* Approx. 35sqm of usable space
- \* Prime ground floor location with easy access
- \* Situated below a set of residential units – built-in local customer base
- \* Walking distance to Fairfield CBD amenities including shops, cafes, public transport, and services
- \* High exposure position in a well-established commercial precinct
- \* Available NOW

This is a rare chance to secure an affordable and conveniently located retail space in one of Fairfield's most active areas.

Enquire today to arrange an inspection.

### Listed By

Binh Huynh

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