



Unit 249/97 Eastern Valley Way, Belconnen

Position Your Business for Success

Discover this 91 sqm ground-floor commercial unit, prominently located on Eastern Valley Way within the Linq Apartments. This contemporary mixed-use development seamlessly blends residential and commercial amenities, creating a vibrant environment ideal for various businesses.

Key Features:

- **Functional Facilities:** Includes a kitchenette, accessible bathroom, and dedicated car park, providing convenience for staff.
- **Abundant Natural Light:** Large windows and dual access with bi-fold doors ensure the space is bright and welcoming.
- **Prime Location:** Situated in a bustling precinct, anchored by a 2.5-hectare north-facing park and pedestrian-friendly pathways.
- **Steady Foot Traffic:** The surrounding residential community ensures a constant flow of potential customers throughout the day.
- **Convenient Access:** Within walking distance of Westfield Belconnen and easily accessible to the amenities of the Belconnen community.

Don't miss this opportunity to secure a premium commercial space in a thriving area.

FOR LEASE

Contact Agent

BUILDING AREA

91sqm

AGENTS

Lorna Stander
0431 750 185
lstander@ljhccanberra.com.au

Greg Lyons
0439 338 883
glyons@ljhccanberra.com.au

AGENCY

Canberra
02) 6247 0222

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.

 **LJ Hooker Commercial**

Contact Greg Lyons on 0439 338 883 or Lorna Stander 0431 750 185 to arrange a viewing or for further information.

MORE DETAILS

Property ID	47QHXL
Property Type	Offices Retail Other
Building Area	91 m2

Lorna Stander 0431 750 185

Commercial Portfolio & Leasing Manager |
lstander@ljhccanberra.com.au

Greg Lyons 0439 338 883

Franchise Owner, Managing Director | glyons@ljhccanberra.com.au

Canberra 02) 6247 0222

36 Woolley Street, DICKSON ACT 2602
canberra.ljhcommercial.com.au | glyons@ljhccanberra.com.au

