







Units 7 & 8/86 Northbourne Avenue, Braddon

Unmissable Purchase on the Edge of the CBD

LJ Hooker Commercial Canberra is delighted to offer on behalf of our valued client, a rare chance to acquire two premium ground floor commercial units located on Northbourne Avenue, Braddon, adjacent to the CBD. These high-quality units present an outstanding opportunity for businesses and investors alike.

Units 7 and 8, situated at 86 Northbourne Avenue, Braddon, are now available for sale with vacant possession and immediate occupancy. These ground floor units face Northbourne Avenue and provide a combined total of 148 sqm. The existing office fit out is of very high quality, featuring:

- Reception desk and waiting area
- Eight workstations
- Large board/meeting room
- Two interview or small meeting rooms
- Kitchenette & Utilities area

Other key features of this offering include:

- Four dedicated top-level basement parking spaces and two exclusive storage areas
- Customer and client parking for commercial tenants is available in the designated commercial unit owners area on the top basement

FOR SALE
Contact the Exclusive Selling Agent

BUILDING AREA
148sqm

AGENTS

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

Lorna Stander
0431 750 185
lstander@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

level
- Prime city fringe location a short walk to cafes, restaurants, hospitality venues, and unique retail offerings in the trendy Braddon Precinct
- Convenient access to Canberra CBD
- Excellent connectivity with dual street access from Northbourne Avenue and Mort Street
- Very short walk to Elouera Street light rail stop
- Floor-to-ceiling double-glazed shopfront and separate air conditioning units
- Purchase price exempt from commercial stamp duty, falling well under the ACT Government exemption threshold of $2,000,000
- Fully furnished office fit out available by negotiation

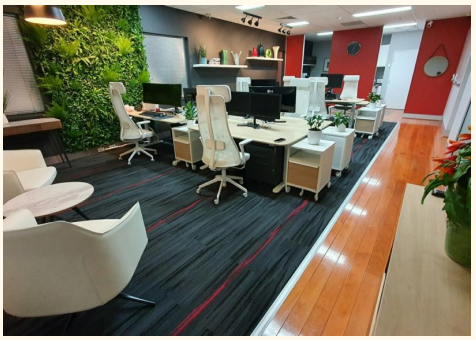
These commercial units are perfect for professional business wanting to own their own space. Additionally, the outstanding location and quality of the offering make it an attractive investment opportunity for prudent investors.

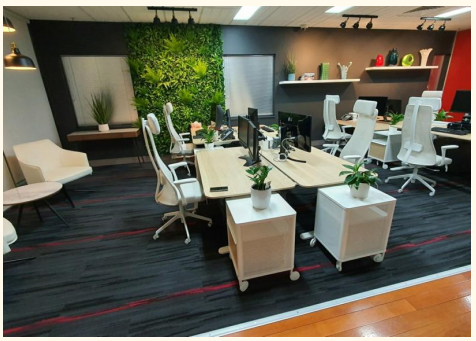
Do not miss the chance to secure commercial property in one of the most sought-after locations in Canberra.

For further details or to arrange a viewing, contact Exclusive Selling Agent Greg Lyons 0439 338 883 or Lorna Stander 0431 750 185.











MORE DETAILS

Property ID	48EHXW
Property Type	Offices
Building Area	148 m2
Outgoings	$23,053.56
Parking	4

Greg Lyons 0439 338 883
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