







# Mitchell, Unit 5/160 Lysaght Street

## Cracking Industrial Mitchell Unit For Sale

LJ Hooker Commercial Canberra are pleased to offer an excellent opportunity to purchase this versatile commercial property in the sought-after industrial suburb of Mitchell with vacant possession.

Located at Unit 5, 160 Lysaght Street Mitchell, this property is perfectly positioned with dual street access on the corner of Lysaght & Hoskins Street, and offers a highly flexible purpose clause, ideal for a wide range of businesses, with a modern fit-out ready for immediate use.

### For Sale

\$640,000 plus GST

**Building Area** 130sqm

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

#### Key Features:

- 130 sqm ground floor unit with 42 sqm mezzanine level
- Existing fit out including ground floor office space, show room area, with modern kitchen & bathroom
- Mezzanine level offers two rooms with bathroom and shower facilities



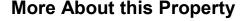
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- Ducted reverse cycle air conditioning throughout the ground floor and mezzanine level
- Broad purpose clause including manufacturing, equipment servicing, wholesale storage & distribution, hiring or installation of machinery, office use and the sale of furniture & carpet
- Prime corner location within the complex with significant exposure and natural light through predominantly glass shopfront
- Excellent opportunities for prominent signage on the shopfront and façade
- The sale will be Stamp Duty exempt as it will fall under the Sale Price threshold of \$1,900,000 set by the ACT Government
- Less than 10 minutes to Gungahlin Town Centre and 15 minutes to Canberra CBD, with easy access to Gungahlin Drive and Federal Highway.

Mitchell is a high-demand industrial hub, attracting diverse businesses. With its versatile zoning, purpose clause, and ready-to-occupy fit-out, Unit 5 is ideal for trade-related businesses, showroom purposes, or professional offices.

Do not miss this opportunity to secure this Unit over the Christmas & New Year period.

Pease contact the exclusive selling agents today for further information or to arrange a viewing.



| Property ID   | 47HHXW  |
|---------------|---------|
| Property Type | Offices |
| Building Area | 130 m2  |

#### Greg Lyons 0439 338 883

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

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











