



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.

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

For Sale

\$640,000 plus GST

Building Area

130sqm

Contact

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Canberra

02) 6247 0222

Disclaimer: 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.

- 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 facade
- 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.

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

More About this Property

Property ID	47HHXW
Property Type	Offices
Building Area	130 m2

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