



Mitchell, 6-8 Kemble Court

Outstanding Industrial Investment Opportunity

LJ Hooker Commercial Canberra is delighted to offer 6-8 Kemble Court Mitchell For Sale via an off-market Expression of Interest process closing 4:00pm AEST Thursday 5 June 2025.

This is a rare opportunity to purchase a quality investment property in the tightly held and popular light industrial suburb of Mitchell.

Situated on site is a single level industrial building of approximately 1324.7 sqm with access of Kemble Court. The balance of the block comprises hard stand yard space used primarily for the parking of vehicles associated with the vehicle hire and auto electrical and window tinting service businesses operating from the property.

The key features of this offering include:

- Fully leased industrial asset in the very popular light industrial suburb of Mitchell



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.

For Sale

For Sale via Expressions of Interest

Building Area

1,325sqm

Contact

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Canberra

02) 6247 0222

- The majority of the property is leased to GO2 Investments Pty Ltd for a Hertz Vehicle hire business on 5+5 year lease from 1 May 2025
 - The balance of the property is leased to an auto related business on a 3+3 year lease
 - Both tenants have a long trading history from this property
 - Dual street frontage and access off Kemble Court and Brookes Street
 - Excellent location close to Sandford Street and Flemington Road, two of Mitchell's main thoroughfares
 - High ground floor ceiling in showroom area with ceiling tiles and abundant lighting
 - Significant 30 metre glass shopfront including significant folding glass panel
 - High clearance rear roller doors
 - Site coverage approximately 50% building and 50% hardstand
 - Broad Purpose Clause with IZ2 - Industrial Mixed Use Zoning
 - Multiple options for future redevelopment this site subject to planning approval
- *approximately

Do not miss this truly rare market offering. Enquire now by contacting the Exclusive Selling Agent Greg Lyons on 0439 338 883 or David Cook on 0481 0512 12 at LJ Hooker Commercial Canberra to discuss this opportunity in greater detail or to arrange an inspection.

More About this Property

Property ID	482HXW
Property Type	Industrial/Warehouse
Building Area	1324.7 m2
Land Area	2601 m2

Greg Lyons 0439 338 883

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