

Raine&Horne. Commercial

MITCHELL
3/69-77 Heffernan Street

159 sqm

AUCTION: Industrial Warehouse with Mezzanine & Street Frontage

Auctioned

Raine & Horne Commercial are excited to offer Unit 3, 69-77 Heffernan Street for sale by public auction.

Positioned centrally within North Canberra's tightly-held industrial precinct, Mitchell, within walking distance to the Mitchell Retail Centre and the Flemington Road light rail stop, this versatile strata-titled unit offers an outstanding opportunity for investors and future owner occupiers.

The unit, which is a regular shape spanning approximately 159sqm* on the ground floor and further enhanced by mezzanine storage of approx. 65sqm* (STCA), has front swing door entry plus rear entry via the yard, and is currently connected to Unit 2 next door via an internal door.

Key features include:

- 159sqm* footprint plus 65sqm* mezzanine storage

Property ID	L27360004
Property Type	Industrial/Warehouse
Building / Floor Area	159

AGENT

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- Street frontage to Heffernan Street with ample free parking at the doorstep
- Rear access to yard via sliding glass door (with existing roller door still in place and additional swing door)
- 3 associated carparks on the title
- High clearance warehouse with concrete flooring
- Front office / showroom area beneath the mezzanine configured as 3 separate areas
- Kitchenette with associated cabinetry and provision for dishwasher
- Separate male and female toilets with hand basins
- 2 wall-mounted split system air-conditioners
- New solar electricity system (details TBA)
- Security alarm system
- Flexibility for a wide range of commercial uses
- Currently leased until 1 December 2025 (tenant has already vacated)

With excellent access from both Heffernan and Grimwade Streets, this property offers a rare chance to secure a well-located commercial unit within a tightly held area. Whether purchased as a solid investment or future business premises, Unit 3, 69-77 Heffernan Street is a compelling opportunity.

For further information or to arrange an inspection, contact Raine & Horne Commercial Canberra.

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